Karen Johnson Davidson County
Batch# 1119527 DEEDWARR
04/05/2024 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20240405-0024138

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63563
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Blake Crozier Jr. 5602 Vine Ridge Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10310002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark DiStefano and Chelsea W. DiStefano, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Blake Crozier Jr., single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts, Addition No. 4, Section Two, of record in Book 1835, page 114, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Mark DiStefano and Chelsea W. DiStefano, husband and wife, by Warranty Deed from Kathleen M. Ambrose Kestermann, a married woman, dated June 25, 2019 and recorded on June 26, 2019, of record in Inst. No. 20190626-0062041, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 114, said Register's Office, which Plan shows a 30 foot minimum building setback line from Vine Ridge Drive, a 10 foot easement for public utility purposes along the rear line, and a 10 foot easement for sewers across the center rear portion of said lot.

This is improved property, known as 5602 Vine Ridge Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 2024.

Mark DiStefano

Chelsea W. DiStefano

Davidson
State of Tennessee

County of Davidson

On this 4th day of April, 2024, before me the undersigned authority, personally appeared Mark DiStefano and Chelsea W. DiStefano, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant

Sworn and subscribed before me this 4 day of April, 2024.

Notary

My Commission Expires: _____

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/4/24.

Date

Affiant Signature

4/4/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of April, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal

