# WARRANTY DEED

Karen Johnson
Batch # 1130634
05/03/2024 10:37:36 AM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240503-0032575

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Nov. 3, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Allison Porter | New Owner | 172-12-0D-015.00 |
| (NAME) | (NAME) | |
| 7003 Lenox Village Drive, Unit 5 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, ***I JoAnn Crolli, Trustee* of the JN United 1961 Trust dated July 16, 2021**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Allison Porter, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B-5 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, el seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JoAnn Crolli by Warranty Deed from Shelia Stewart Painter and Joshua David Stewart, as joint tenants with right of survivorship, dated 01/18/2022, of record in Instrument No. 20220119-0007375, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JoAnn Crolli, Trustee of JN United 1961 Trust, dated July 16, 2021 by Quitclaim Deed from JoAnn Crolli, dated 02/24/2022, of record in Instrument No. 20220303-0024494, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7003 Lenox Village Drive, Unit 5, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 1st day of May, 2021.

JN UNITED 1961 TRUST, DATED JULY 16, 2021

JoAnn ~~Crello~~ Crolli, Trustee

State of Nevada
County of Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JoAnn Crolli, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the JN United 1961 Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and Official seal at office on this 1st day of May, 2024.

Notary Public: Crystal Allen

My Commission Expires: 9/3/2024

CRYSTAL ALLEN
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-8302-01
My Appt. Expires Sept. 03, 2024

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mount Juliet, TN 37122**