Name and Address of New Owner:
Lauren Hiltz
908 Morrison Street
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1137352 DEEDWARR
05/20/2024 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20240520-0037474

Map & Parcel No: 09204025100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Joseph Crespin, II, single and Suzanne Lois Thompson, single, as joint tenants with right of survivorship**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Hiltz, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Plat of Johnson Bransford's Subdivision of Lot No. 158 of record in Plat Book 161, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Joseph Crespin, II, single and Suzanne Lois Thompson, single, as joint tenants with right of survivorship by Warranty Deed from Dream House, LLC, a limited liability company September 14th 2018 and recorded October 1st 2018 in Instrument No. 20181001-0096857 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2024 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 908 Morrison Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

NotaryCam Doc ID: 4972c27d-03bf-417a-bb55-c25fc6c4e324

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of May, 2024.

Michael Joseph Crespin, II (SEAL)
Michael Joseph Crespin, II

Suzanne Lois Thompson (SEAL)
Suzanne Lois Thompson

STATE OF Pennsylvania
COUNTY OF Bradford

On this 3rd day of May, 2024, before me personally appeared Michael Joseph Crespin, II and Suzanne Lois Thompson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

Commonwealth of Pennsylvania - Notary Seal
KENNETH BOHNER - Notary Public
Bradford County
My Commission Expires November 23, 2026
Commission Number 1430829

Notary Signature Kenneth Bohner
My commission expires: 11/23/2026

Completed via Remote Online Notarization using 2 way Audio/Video technology.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $565,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NotaryCam Doc ID: 4972c27d-03bf-417a-bb55-c25fc6c4e324

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/3/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025