Karen Johnson Davidson County
Batch# 1154002 DEEDWARR
07/03/2024 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,639.10
20240703-0050233

WARRANTY DEED

KAYLIE JOINER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $443,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/01/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES April 19, 2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
Suite 160
Brentwood, TN 37027
file # 2024-11634-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Carey Ray Wallace and Melinda Faye Wallace	**Ameris Bank**	149-02-0B-069-00
813 Bishopsgate Road	1850 Parkway Place, Suite 100	
Antioch, TN 37013	Marietta, GA 30067	

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,

Adreanne N. Hebb n/k/a Adreanne Crowder, and Hollis Crowder, III, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carey Ray Wallace and Melinda Faye Wallace, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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 Lot No. 126 on the Plan of Final P.U.D Plan of Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92, 93, 94, 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 Adreanne N. Hebb, an unmarried woman, and Hollis Crowder, III, an unmarried man, tenants in common with rights of survivorship by Deed from Patrick L. McKanna, unmarried, dated 07/22/2019, recorded 07/29/2019, of record in Instrument Number 201907290074624, of the Public Records of Davidson County, Tennessee. Adreanne N. Hebb has since married Hollis Crowder, III, making her now known as Adreanne Crowder.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 813 Bishopsgate Road Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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.

Witness my hand on July 1, 2024.

Adreanne N. Hebb n/k/a Adreanne Crowder

Hollis Crowder, III

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Adreanne N. Hebb n/k/a Adreanne Crowder and Hollis Crowder, III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 1, 2024.

Notary Public

My Commission Expires April 19, 2027

KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #: 2024-11634-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 7/1/24.

Affiant Signature – Joshua A. Terry

7/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/24.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON