Name and Address of New Owner:
Bryan G. Rubio
159 Bell Road, Unit 20
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1167181 DEEDWARR
08/12/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $974.95
20240812-0060151

Send Tax Bills To:
New Owner

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

Map & Parcel No: 136-13-0B-020-00

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, **Dakota Cameron Crawford and wife, AnnHali Blewett**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryan G. Rubio, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A parcel of land in Davidson County, Tennessee, Being Unit No. 20 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500 as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dakota Cameron Crawford and wife, AnnHali Blewett from Calvin S. Rutgerson, by deed dated August 20, 2021 of record in Instrument 20210827011590 7 in the Register's Office Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 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: 159 Bell Road, Unit 20, Nashville, TN 37217

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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of July, 2024.

Dakota Cameron Crawford (SEAL)
Dakota Cameron Crawford

AnnHali Blewett-Crawford (SEAL)
AnnHali Blewett-Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of July, 2024, before me personally appeared Dakota Cameron Crawford and AnnHali Blewett-Crawford, 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 19th day of July, 2024.

WILLIAM D CASTLEMAN JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 05/04/2025

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 $263,500.00, 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 19th day of July, 2024.

Notary Signature
My commission expires: 3/22/24

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2025

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 7/19/24 (date of document).

Affiant Signature

7/19/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

