Karen Johnson Davidson County
Batch# 1194626 DEEDWARR
10/17/2024 09:13:30 AM 4 pgs
Fees: $23.00 Taxes: $573.50
20241017-0080444

Name and Address of New Owner:
Rancho Parkway LLC, a California Limited Liability Company
340 E. 1st St. #1590
Tustin, CA 92781

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 059 10 0 274.00

# 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, **Sa'Mia D. Martin, as Sole Heir-at-Law of Edward Crowder**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Rancho Parkway LLC, a California Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee Being Lot No. 22-A on the Plan of Haynes Manor, Section 7, Zone Lot Division as of record in Book 6200, page 640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward Crowder, his heirs, successors and assigns by Deed dated October 8, 2008 from Virginia Crowder, recorded October 9, 2008, in Instrument Number 200810090102581, in the Official Records of Davidson County, Tennessee. Edward Crowder and Edward Andre Crower being one in the same person. *Edward Crowder died on or around June 7, 2022, leaving Sa'mai Martin as his sole heir at law. Sa'mia Martin was appointed Administrator of the Estate of Edward Andre Crowder, by Order filed March 30, 2023, in the Seventh Circuit Court for Davidson County in the State of Tennessee, Case No. 23P526.*

This property more commonly known as 801 Charlie Place, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

## 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 $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

KEVIN D. LILLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 15th day of October, 2024.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

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 15th day of October, 2024.

Sa'M D. Martin Sole Heir-at-law (SEAL)
Sa'Mia D. Martin, Sole Heir-at-Law

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of October, 2024, before me personally appeared Sa'Mia D. Martin, as Sole Heir-at-Law of Edward Crowder, 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 15th day of October, 2024.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

## Tennessee Certification of Electronic Document

I, Karla Lowery, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Oct 15, 2024 (date of document).

Affiant Signature

Oct 15, 2024

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2024

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25