Karen Johnson Davidson County
Batch# 1229841 DEEDWARR
01/23/2025 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20250123-0005425

**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-21

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Christopher Lamont Crockett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of January, 2025

Jacqueline G Brown
Notary Public

Commission Expires: 11-3-25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Christopher Lamont Crockett<br>429 Chinook Drive<br>Antioch, TN 37013 | New Owner | 429 Chinook Drive, Antioch, TN |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Trafton O. Harvey, married, David F. Harvey and wife, Rhonda Q. Harvey, as joint tenants with right of survivorship**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher Lamont Crockett, an unmarried man**

HEREINAFTER CALLED THE GRANTEES, 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 Number 50, Phase Four, Section One, Addition to Indian Creek as found on plat of record in Instrument Number 20160620-0062474, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING a portion of the property conveyed by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation to Trafton O. Harvey, unmarried, David F. Harvey and wife, Rhonda Q. Harvey, as joint tenants with right of survivorship, recorded March 28, 2017, as Instrument No. 20170328-0030198 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $299,999.00.

Commonly Known As: 429 Chinook Drive, Antioch, TN 37013

**Bonnie Harvey, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 429 Chinook Drive, 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, their heirs and assigns forever; and we so covenant with 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 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 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.

Dated this the 17th day of January, 2025.

David F. Harvey

Rhonda Q. Harvey

STATE OF Florida
COUNTY OF Wakulla

On this 17th day of January, 2025, before me personally appeared David Harvey and Rhonda Q. Harvey, 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 17th day of January, 2025.

Notary Signature
My commission expires: October 11, 2025

GWENDOLYN STATEN
Commission # HH 184048
Expires October 11, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Dated this the 22 day of January, 2025.

Traffon O. Harvey

Bonnie Harvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of January, 2025, before me personally appeared Traffon O. Harvey and Bonnie Harvey, 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 22 day of January, 2025.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
02/22/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Drusilla Bryant, 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 1-23-25.

Drusilla Bryant
Affiant Signature

1-23-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of January, 2025.

Jacqueline G Brown
Notary's Signature

My Commission Expires: 11-3-25

Notary's Seal

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY