Karen Johnson Davidson County
Batch# 1238855 DEEDWARR
02/20/2025 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20250220-0012318

WARRANTY DEED

File No.: 2025-0032

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

Subscribed and sworn to before me on FEBRUARY 18, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Anna Miller 1515 Bridgecrest Drive, Unit 101 Antioch, TN 37013	Guild Mortgage Company LLC 5887 Copley Drive San Diego, CA 92111	149-15-0B-031.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **ANNA MILLER, UNMARRIED**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, as shown on the map entitled the Plan of Cambridge Forest Townhomes, of record as as Instrument No. 20020213-0018958, revised in Instrument No. 20020710-0083055, rerecorded in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MONICA THOMPSON, AN UNMARRIED WOMAN AND JOYA JONES, AN UNMARRIED WOMAN by deed from CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20240212-0009719, dated February 7, 2024, said Register's Office.

Being the same property conveyed to CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from MONICA THOMPSON, AN UNMARRIED WOMAN AND JOYA JONES, AN UNMARRIED WOMAN, of record in Instrument No. 20241115-0089124, dated November 7, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1515 Bridgecrest Drive, Unit 101, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on February 18, 2025.

Grantor:

CRT Investments, LLC, a Tennessee limited liability company

BY: _____
Monica Thompson
Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

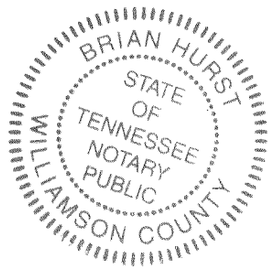
Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Monica Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member (or other officer authorized to execute the instrument) of CRT Investments, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that such Monica Thompson as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member.

Witness my hand and seal, at office in 18th day of February, 2025

_____
Notary Public

Printed Name: Brian Hurst

My Commission Expires: My Commission Expires: May 20, 2028



True Copy Certification

I, **Pam Autry,** 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 this the 18 day of February, 2025.

Affiant Signature

Date 2/18/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

