This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 222143 **DEEDWARR**
04/26/2019 08:40:40 AM 2 pgs
Fees: $13.00 Taxes: $793.65

20190426-0038363

NEW OWNER:
JRB Realty, LLC,
and Holly Vaezi
5509 Troxdale DR.
Brentwood TN 37027

SEND TAX BILL TO:
New owner ←

MAP & PARCEL:
161-06-102.00.

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lanette Louise Boyd A/K/A Lanette Louise Crosier,** Married, **and Bethany S. Reynolds,** Married, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **JRB Realty, LLC, and Holly Vaezi, married,** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Huntington Park Subdivision, Section 1, as of record in Book 4175, page 10, Register's Office for said County.
Said Lot No. 78 fronts 75.0 feet on the southerly margin of Huntington Parkway and extends back between parallel lines 160.0 feet to a line the rear on which it measures 75.0 feet.

Being the same property conveyed to Ronald Wayne Crosier and wife, Lanette Louise Crosier by Warranty Deed from Herbert H. Highfill, Jr., and wife, Virginia R. Highfill, dated 5/30/1995 and recorded 6/15/1995, of record in Book 9699, page 952, Register's Office for Davidson County, Tennessee. Being further conveyed to Lanette Louise Crosier by Quit Claim Deed from Ronald Wayne Crosier, dated 2/19/2001 and recorded 4/1/2002, of record in Instrument No. 20020401-0039211, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Lanette Louise Boyd A/K/A Lanette Louise Crosier, and Bethany S. Reynolds,**

do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Lanette Louise Boyd A/K/A Lanette Louise Crosier, and Bethany S. Reynolds,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 675 Huntington Pkwy., Nashville, TN 37211.

Executed on this 24th day of April, 2019.

Lanette Louise Boyd

Bethany S. Reynolds

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Lanette Louise Boyd A/K/A Lanette Louise Crosier, and Bethany S. Reynolds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 24th day of April2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $214,500.00

Affiant

Sworn to and subscribed to me, the undersigned, 24th day of April, 2019.

Notary Public

My Commission Expires: 1/23/23