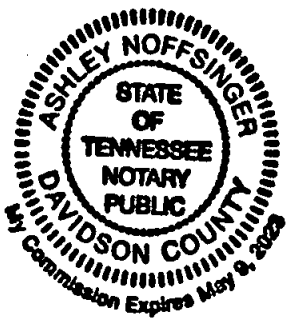
WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3028277

Return to:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 305,000.00 .

Affiant

Subscribed and sworn to me, this the 28th day of JUNE, 2019.

Notary Public

My commission expires:

Property Address:
916 Preston Drive
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 255254 DEEDWARR
07/11/2019 11:16:16 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20190711-0067653

Parcel ID:
183-08-0-055.00

Property owner:

Mail tax bills to: New owner

THIS INDENTURE is made effective the 28th day of June, 2019, by **Tiffany Crescentini, a married woman,** First Parties, for the purpose of conveying the premises described herein to Jenelle S. Engleson, an unmarried woman and Derek Ness, all as joint tenants, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Section Four, Rosewood Heights of record in Plat Book 2330, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 127 fronts 90 feet on the Westerly side of Preston Drive, and runs back 252.6 feet on the Northerly line and 240.8 feet on the Southerly line, and measures 90.9 feet on the rear.

Being the same property conveyed to Tiffany Crescentini, a married woman, by Quit Claim Deed of record in Instrument No. 20190508-0043234, Register's Office for Davidson County, Tennessee, dated April 27, 20109 and recorded on May 8, 2019. Being also known as 916 Preston Drive Nashville, TN 37206.

Kody Crescentini, husband of Tiffany Crescentini, First Parties herein, joins in the execution of this Warranty Deed for the express purpose of conveying any and all marital rights which he may have in and to the above described property by virtue of his marriage to the said Tiffany Crescentini, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 9; Restrictions of record in Book 2339, Page 2; Easements of record in Book 2335, Page 329, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Tiffany Crescentini

Kody Crescentini

STATE OF Oregon)
COUNTY OF Washington)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Tiffany Crescentini**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Washington County, this the 18 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: June 12, 2020

OFFICIAL STAMP
MADISON GRASIER MCNIEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 951355
MY COMMISSION EXPIRES JUNE 12, 2020

STATE OF Oregon)
COUNTY OF Washington)

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MADISON GRASIER MCNIEL
NOTARY PUBLIC - OREGON
COMMISSION NO. 951355
MY COMMISSION EXPIRES JUNE 12, 2020

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.