Karen Johnson Davidson County
Batch# 258325 DEEDWARR
07/17/2019 02:54:30 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20190717-0070076

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00

Dana Park
Affiant

Subscribed and sworn to before me, this 16 day of July, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Nelly B. Kadio 3520 Seasons Drive Antioch, TN 37013	Lincoln Home Loans, LLC 40 Burton Hills Blvd., Suite 200 Nashville, TN 37215	Tax Parcel ID No. 150-11-0-251.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE E. CRAWFORD, A SINGLE WOMAN** ("Grantor"), has this day bargained and sold, and do hereby transfer and convey to **NELLY B. KADIO, SINGLE WOMAN** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 336, as shown on the map entitled Final PUD Plan, Phase I, Somerset, of record in Plat Book 6900, page 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATHERINE E. PIERCE-MCANALLY AND JAMES D. CRAWFORD, JR., BOTH UNMARRIED, by deed from PHILLIPS BUILDERS, INC., of record in Book 7974, page 429, dated October 30, 1989, said Register's Office. KATHERINE E. PIERCE-MCANALLY having since married is now known as KATHERINE E. CRAWFORD. JAMES D. CRAWFORD, JR. conveyed his interest in said property to KATHERINE E. CRAWFORD, by Quitclaim Deed of record as Instrument No. 20040525-0061440, dated May 19, 2004, said Register's Office.

This is improved property commonly known as: **3520 Seasons Drive, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2019.

Katherine E Crawford
KATHERINE E. CRAWFORD

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE E. CRAWFORD**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 16th day of July, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)