WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6524

WARRANTY DEED

Karen Johnson Davidson County
Batch# 369011 DEEDWARR
03/06/2020 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,086.32
20200306-0025736

O-KW-20-1404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

WESSLEY INSCOE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Heather Lynn Crabtree	Movement Mtg. LLC	
(NAME)	(NAME)	**061-16-0-314.00**
1404 Janie Ave	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE TREADWAY FOWLER PEARSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER LYNN CRABTREE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 20 Block "E" on the Map of County Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20 fronts 50 feet on the Westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Treadway Pearson Strickland, a single man by Warranty deed from Joan Fleming-Ridley, a married woman of record in Instrument No. 20180509-0044566 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 09, 2018. ***The Said George Treadway Fowler Pearson Strickland is one and the same as Treadway Pearson Strickland (see also Order for Name Change under Docket No. 18P1772, in the Seventh Circuit Court for the Twentieth Judicial State of Tennessee, Metropolitan Nashville - Davidson County Probate Division.***

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1404 Janie Ave, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 6th DAY OF MARCH, 2020.

George Treadway Fowler Pearson (fka Treadway Pearson Strickland)
by his attorney in fact, Brian Mitchell

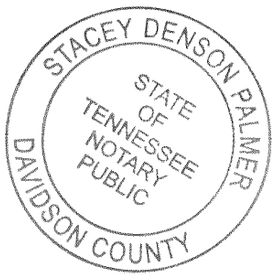
George Treadway Fowler Pearson (fka Treadway Pearson Strickland)
by his attorney in fact, Brian Mitchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GEORGE TREADWAY FOWLER PEARSON, and who acknowledged he/she/they executed the same as the free act and deed of the said GEORGE TREADWAY FOWLER PEARSON.

Witness my hand and official seal, this the 6th of March, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/2020
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

