Karen Johnson Davidson County
Batch# 378335 DEEDWARR
03/27/2020 09:12:47 AM 2 pgs
Fees: $13.00 Taxes: $1,368.63
20200327-0033219

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2002000053

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Jennifer Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2020

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NO(S):
Jennifer M. Crawford, an unmarried person and Cameron Dolak, an unmarried person, as tenants in common with rights of survivorship	Same	092060 07300
(NAME)	(NAME)	
3004 Batavia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20200437

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donnie Hogan, a married person,** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jennifer M. Crawford, an unmarried person and Cameron Dolak, an unmarried person, as tenants in common with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being all Lot 4, Block B, on the plat of Fisk University Place, appearing of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING a portion of the same property conveyed to Donnie Hogan, a married man, by Warranty Deed from GRE, LLC, a 60% undivided interest; Equity Trust Company Custodian FBO 200208321 IRA, a 20% undivided interest; and Equity Trust Company Custodian FBO 200208320 IRA, a 20% undivided interest, dated October 23, 2018, and filed of record in Instrument No. 20181030-0107325, Register's Office for Davidson County, Tennessee.

"This property is not/was not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes

Unimproved ☐

This is improved ☒ property, known as 3004 Batavia Street, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of March, 2020

Donnie Hogan

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donnie Hogan, 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, at office, this 26th of March, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021