Karen Johnson Davidson County
Batch# 409618 DEEDWARR
06/03/2020 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,800.90
20200603-0056822

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $757,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

G-VRES-20-502

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)
Debra May Jones and Jacquelyne Nicole Jones	New Owner	
(NAME)	(NAME)	**083-06-0-355.00**
502 N 17th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ALLISON M. CRAWFORD, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBRA MAY JONES AND JACQUELYNE NICOLE JONES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 part of Lot No. 3 on the Plan of W. L. Horn's Spout Spring Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, further described as follows:

BEGINNING at a westerly margin of North 17th, formerly Hughes Street, 80.0 feet north of the northerly margin of McEwen Street; thence with the westerly margin of said Street, Northwardly 50.0 feet; thence at right angles, Westerly 170.0 feet, to the line between Lot Nos. 2 and 3; thence with said line, Southwardly 50.0 feet; thence Eastwardly 170.0 feet to the beginning.

Being the same property conveyed to Allison M. Crawford, an unmarried woman by Warranty deed from Christopher M. Wage and Caitlin A. Rocco, husband and wife of record in Instrument No. 20161208-0128865 Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 08, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 106, 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: **502 N 17th Street, Nashville, Tennessee 37206**.

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 22nd DAY OF MAY, 2020.

Allison M Crawford by Kate Nyquist, as Attorney in Fact
Allison M. Crawford by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, 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 ALLISON M. CRAWFORD, and who acknowledged he/she/they executed the same as the free act and deed of the said ALLISON M. CRAWFORD.

Witness my hand and official seal, this the 22nd of May, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

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

True Copy Certification

I, **Jennifer Pennell**, 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.

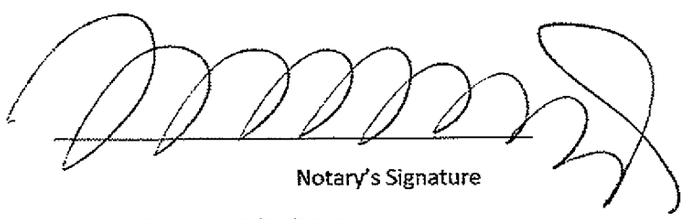


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

