#14850

WARRANTY DEED

Karen Johnson Davidson County
Batch# 448488 DEEDWARR
08/03/2020 10:44:27 AM 2 pgs
Fees: $13.00 Taxes: $902.80

20200803-0085150

KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

* Jeanette Marie Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

returned. **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Thomas Critchlow Jeanette Marie Miller	Iberiabank	
(NAME)	(NAME)	
905 Taylor Merritt Ct.	12719 Cantrell Rd, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

* EACH UNmarried AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rita E. Porche, as member of**
Taylor Merritt Housing Cooperative, Inc., a Tennessee non-profit corporation, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin Thomas Critchlow and Jeanette Marie Miller,*** 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:

Land in Davidson County, Tennessee, being Lot Number 11, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, page 303, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the property conveyed to Taylor-Merritt Housing Cooperative, Inc., a Tennessee non-profit corporation, by deed dated 8/29/1997 from Metropolitan Development and Housing Agency of record in Book 10593, page 353, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 905 Taylor Merritt Ct., Nashville, TN 37209
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 29th day of July. 2020.

Rita E. Porche - MEMBER

Taylor Merritt Housing Cooperative, Inc., a Tennessee
non-profit corporation
By: Rita E. Porche, member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rita E. Porche with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be member of Taylor Merritt Housing Cooperative, Inc., a Tennessee non-profit corporation and that as such member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as member.

WITNESS my hand and seal this 29th day of July, 2020.

Notary Public
My Commission Expires

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 14850