THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 456774 DEEDWARRSP
08/14/2020 08:39:38 AM 2 pgs
Fees: $13.00 Taxes: $303.40
20200814-0091100

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT BENEFIT OF A TITLE EXAMINATION. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 05311008000 (Lot 8) & 05311008100 (Lot 7)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Jerry W. Bowers, a married man,** does hereby bargain, sell, transfer and convey unto **Randel L. Crotts and Steven L. Crotts, as joint tenants with right of survivorship**, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 7 and 8 of Block B, on the plan of subdivision Map No. 3 of Life & Casualty Insurance Co. Property, of record in Plat Book 974, page 11, said Register's Office, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Jerry W. Bowers by Warranty Deed from Lynn Myers, Trustee, dated February 10, 2012, and filed at Instrument No. 20120215-0013375, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 other similar statute.

Property address: 135 Park Circle, Old Hickory, TN 37138

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Randel L. Crotts and Steven L. Crotts , their heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, except for Deed of Trust shown above and 2018 property tax, and that she will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed the date noted by Notary.

Jerry W. Bowers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, at office, this the 12 day of August, 2020.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $82,000.00

Affiant

Subscribed and sworn to before me, this 12 day of August, 2020.

My Commission Expires: 3/8/22

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

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NAME NEW OWNER(S)
Randel L. Crotts & Steven L. Crotts
135 Park Circle
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

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