Karen Johnson Davidson County
Batch# 474451 DEEDWARR
09/11/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200911-0104106

EDDIE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Maxine V. Stewart
Affiant

Subscribed and sworn to before me, this 2nd day of September, 2020.

Eddie Johnson
Notary Public

My commission expires: July 11, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jessica Crawford	New Owner	**043-02-0A-130.00-CO**
130 Cedarwood Lane		
Nashville, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Maxine V. Stewart, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jessica Crawford

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. H-130, Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, page 60, Register's Office for Davidson County, Tennessee, as clarified in Book 5497, page 800, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maxine V. Stewart, unmarried by Warranty deed from Paul David Wedekind and wife, Rhonda L. Wedekind of record in Book 7551, page 984, Register's Office for Davidson County, Tennessee, dated May 23, 1988 and recorded on May 24, 1988.

This is improved property known as **130 Cedarwood Lane, Nashville, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of September, 2020.

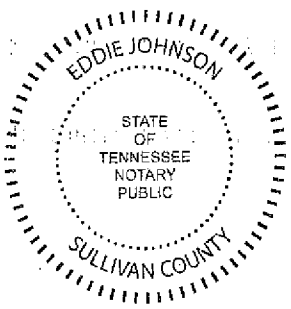
Maxine V. Stewart

STATE OF TENNESSEE
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Maxine V. Stewart, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of September, 2020.

Eddie Johnson
Notary Public
My Commission Expires: July 11, 2021



SolomonParks File No. 20-000459-526

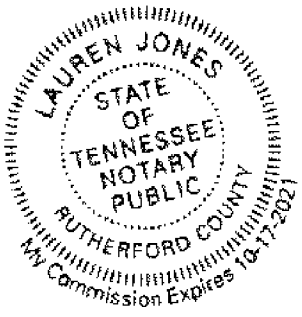
Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

State of Tennessee
County of Williamson

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lauren Reynolds
My Commission Expires: 10/17/22