Karen Johnson Davidson County
Batch# 484639 DEEDWARR
09/28/2020 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20200928-0111358

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$342,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF September,2020

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 07/09/2022
(AFFIX SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 172 |
|---|---|---|
| Erin Mishu | Keller Mortgage, LLC, | GROUP 12 0A |
| 1464 Woodfield Drive | dba Keller Mortgage, | PARCEL 119.00 |
| Nashville, Tennessee 37211 | 4725 Lakehurst Court, | |
| | Suite 400, Dublin, OH 43016 | |

For and in 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, we,

**Rebecca Crowell, a single woman**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

## Erin Mishu, single woman

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, TN, being Lot No. 358 on the Plan of Bradford Hills, Section Eight, of record in Book 7900, Page 6 and amended in Book 7900, Pages 387 & 388, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca Crowell by Warranty Deed from Daron A. Estes and wife, Jennifer 0. Estes, dated December 28, 2005 and filed of record in Book 11330, Page 706, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1464 Woodfield Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hand and official seal at office this 25th day of September, 2020.

Rebecca Crowell

Rebecca Crowell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Rebecca Crowell, with whom I am personally acquainted, (or who 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.

Witness my hand, at office, this 25th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY