Karen Johnson Davidson County
Batch# 489731 DEEDWARR
10/06/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20201006-0115337

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3144047

Return to:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 370,000.00.

Julie Baty
Affiant

Subscribed and sworn to me, this the 1st day of OCTOBER, 2020.

Carmen Coats
Notary Public

My commission expires:

Property Address:
1819 Heiman Street
Nashville, TN 37208

Parcel ID:
081-15-0-441.00

Property owner:
SYDNEY CRIMMINS

1819 Heiman Street
Nashville, TN 37208

Mail tax bills to:
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL ROAD
INDIAN LAND, SC 29707

THIS INDENTURE is made effective the 30th day of September, 2020, by **Shia Hendricks, unmarried,** First Parties, for the purpose of conveying the premises described herein to Sydney Crimmins, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52, on the Plan of George Shields Addition to North Nashville, of record in Plat Book 57, page 62, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Shia Hendricks, unmarried, by deed dated May 1, 2017 and recorded May 3, 2017 from Granbury Development, LLC, of record in Instrument Number 20170503-0043400, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 57, at Page(s) 62, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2020, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Shia Hendricks

Shia Hendricks

STATE OF Georgia)
COUNTY OF Cobb)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Shia Hendricks**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Cobb County, this the 11th day of September, 2020.

NOTARY PUBLIC

My Commission Expires: Aug. 21, 2023

HYUNSOO PARK
Notary Public, Georgia
Gwinnett County
My Commission Expires
August 21, 2023

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

