WARRANTY DEED

Karen Johnson Davidson County
Batch# 497299 DEEDWARR
10/16/2020 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $724.83
20201016-0120661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2024

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
Brian Musser and Molly Sears (NAME)	3106 Meadowside Lane (NAME)	
3106 Meadowside Ln (ADDRESS)	Nashville, TN 37207 (ADDRESS)	06002011300
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patricia Crook, Karen Crook, Linda C Williams, Sandra Reaves, and, Buford Crook, Jr**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Musser and Molly Sears, tenants in common with full rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 No. 84 on the Plan of Section One, Parkwood Estates, of record in Plat Book 2900, Pages 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael J. Crook, unmarried man by Warranty Deed from Andrea R. Lewis n/k/a Andrea Lester, married, of record in Instrument No. 20150729-0074651, Register's Office for Davidson County, Tennessee, dated July 23, 2015 and recorded on July 29, 2015. The said Michael J. Crook died April 15, 2020, intestate leaving his siblings as his remaining blood heirs per Affidavits of Heirship of record at Instrument No's 202010160120658 202010160120659 in the Register's Office of Davidson County, Tennessee. Sellers warrant that this property has not been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3106 Meadowside Lane Nashville, TN 37207
(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 hand this 13th day of October, 2020.

Patricia Crook

Karen Crook

Linda C Williams

Sandra Reaves

Buford Crook, Jr. by Patricia Crook, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Patricia Crook, Karen Crook, Linda C Williams, and Sandra Reaves**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of October, 2020.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7.5.2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, Patricia Crook, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Buford Crook, Jr. and acknowledged that she executed the same as the free act and deed of the said Buford Crook, Jr.

WITNESS my hand, at office, this 13th day of October, 2020.

My Commission Expires:

7.5.2021

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
OF DAVIDSON

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024