Karen Johnson Davidson County
Batch# 508681 **DEEDWARR**
11/04/2020 10:01:43 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20201104-0129028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,200,000.00** (One Million Two Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 30th day of October, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Betsy Lee, Trustee of the 3724 Cedarwood Drive Trust dated October 30, 2020 3724 & 0 Cedarwood Drive Nashville, TN 37216	Betsy Lee, Trustee of the 3724 Cedarwood Drive Trust dated October 30, 2020 PO Box 340020 Nashville, TN 37203	06209004000 & 06209002200

WARRANTY DEED

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, I/WE, **KAREN S. CRAVEN, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BETSY LEE, TRUSTEE OF THE 3724 CEDARWOOD DRIVE TRUST DATED OCTOBER 30, 2020,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1:
Land in Davidson County, Tennessee being Lots Nos. 8 and 9 on the Map of Riverwood Subdivision, being the Subdivision of the East part of Lot No. 4 in the Division of William Williams Lands, as of record in Book 547, Page 62, Register's Office for said County. Said Lots Nos. 8 and 9 adjoin and front together 200 feet on the Easterly side of Cedarwood Drive, and run back between lines, as measured from the Easterly margin of Cedarwood Drive, as now widened, 281 feet more or less on the North line of Lot No. 8 and 274 feet more or less on the South line of Lot No. 9 to Cumberland River, on which they measure 200 feet.

Tract 2:
Land in Davidson County, Tennessee being part of a tract of land in the 11th Civil District of said County, being a part of an unnumbered lot shown on the Map of Riverwood Subdivision, as of record in Book 547, Page 62, Register's Office for said County, and described according to a survey made by Wm. Collier Parrish Associates, dated November 27, 1959, as follows: Beginning at a point in the Westerly margin of Cedarwod Drive, as now widened, at a point which is almost due West of the common corner of Lots Nos. 9 and 10; on said plan; thence South 81 degrees West 50 feet to a point; thence North 20 degrees West 97 feet to a point; thence North 52 degrees West 58.5 feet to a point at the corner of Lot No. 23 on said plan; thence along the South line of Lot No. 23, North 52 degrees East 100.5 feet to a point in the Westerly margin of Cedarwood Drive; thence with the margin of the same, South 15 degrees East 189.5 feet to the point of beginning.

Tract 1: Being the same property conveyed to Steven R. Craven and spouse, Karen S. Craven by deed from Russell Dorris Ward, unmarried, of record in Instrument No. 20130404-0033372, dated March 18, 2013 and recorded on April 4, 2013, Register's Office for Davidson County, Tennessee. Steven R. Craven having since died leaving Karen S. Craven as surviving tenant by the entirety upon his death.

Tract 2: Being the same property conveyed to Steven R. Craven and spouse, Karen S. Craven by deed from Russell Dorris Ward, unmarried, of record in Instrument No. 20130404-0033374, dated March 18, 2013 and recorded on April 4, 2013, Register's Office for Davidson County, Tennessee. Steven R. Craven having since died leaving Karen S. Craven as surviving tenant by the entirety upon his death.

Being also known as 3724 Cedarwood Drive & 0 Cedarwood Drive, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3724 & 0 CEDARWOOD DRIVE** **NASHVILLE, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2020095807

WITNESS, this 30th day of October, 2020

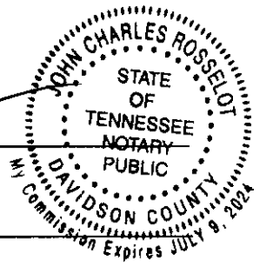
Karen S. Craven

Karen S. Craven

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karen S. Craven** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of October, 2020.



Notary Public

Commission Expires: _____