Karen Johnson Davidson County
Batch# 522189 DEEDWARR
11/30/2020 01:50:38 PM 2 pgs
Fees: $13.00 Taxes: $727.05
20201130-0139055

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200930555** RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSE COUNTY OF DAVIDS(The actual consideration or value, whichever is greater, for this transfer is: $196,500.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Omar Crawford 4004 Kings Circle Nashville, TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-15-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1529 21st Ave N - Nashville LLC, a limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Omar Crawford , unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of S.A. Champion's Subdivision of certain Lots in Naiding's Addition to North Nashville of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 50 feet on the Westerly side 21st Avenue North and runs back between parallel lines 154.1 to an alley.

Being the same property conveyed to 1529 21st Ave N - Nashville LLC, a Limited Liability Company by Quitclaim deed from Kevin Thomas, a married man of record in Instrument No. 20180726-0072815 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 26, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.

This is improved property located at 1529 21st Avenue North Nashville TN 37208

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: SB.BAR20.1529

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2020.

1529 21st Ave N - Nashville LLC

BY: _____
James Alexander, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Alexander, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Agent for 1529 21st Ave N – Nashville, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 24th day of November, 2020.

_____
Notary Public
My Commission Expires: _____

