WARRANTY DEED

Karen Johnson Davidson County
Batch# 541887 DEEDWARR
12/23/2020 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20201223-0152904

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Geoffrey T. Crout, unmarried man	First Community Mortgage	Map: 03000012800
(NAME) 6470 Old Hickory Blvd.	(NAME) 262 Robert Rose Drive #200	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GEOFFREY T. CROUT, UNMARRIED MAN,

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, Tennessee, and being Lot No. 3 on the Plan of Felix Dickerson Subdivision, unrecorded, and described according to a survey of Ralph Lambert, surveyor, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, the common corner of lots nos. 2 and 3; thence with a line between said lots, South 17 degrees 45' East 642.8 feet to a point; thence South 89 degrees 11' West 267.0 feet to a point; the common corner of lots 3 and 4; thence North 10 degrees 26' West 568.00 feet to a point in the southerly margin of Old Hickory Boulevard; thence with the margin of said road, North 72 degrees East 186.00 feet to the point of beginning.

Being the same property conveyed to Kudzu Real Estate, Inc., by deed from Rose Miller, unmarried, of record in Instrument Number 202002030012296, Register's Office for said County. Being the same property conveyed to Charles B. Miller and wife, Rose Miller, by deed from David Miller, of record in Instrument No. 20130529-0054019, dated May 20, 2013, Register's Office for said County. The said Charles B. Miller died June 14, 2019 and title vested in Rose Miller, as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors.

unimproved ☐
This is improved ☒ property, known as 6470 Old Hickory Blvd., Whites Creek, TN 37189
(House No.) (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 our hands this 10th day of December, 2020.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he/she as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 10th day of December, 2020

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY