Karen Johnson Davidson County
Batch# 567525 DEEDWARR
02/03/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20210203-0015734

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4792-83

ADDRESS NEW OWNER:
Gerald Jeffries
5600 Chestnutwood Trail
Nashville, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Quicken Loans
1050 Woodward Ave.
Detroit, MI 48226

Parcel ID:
098-02-0-074

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hunter Ross Cranford and Julia Ann Cranford, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Gerald Jeffries, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidon County, Tennessee, being all of Lot No. 83 on the Plan of Phase II B, Roxborough East, of record in Plat Book 7900, Page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Hunter Ross Cranford and Julia Ann Cranford, husband and wife by Deed dated August 10, 2017 from Stephen Belew and Amanda Belew, recorded August 18, 2017, in Instrument Number 20170818-0084838, in the Official Records of Davidson County, Tennessee.

This is improved property known as 5600 Chestnutwood Trail, Nashville, TN 37076. Possession is to be given on February 2, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 2nd day of February, 2021.

Hunter Ross Cranford

Julia Ann Cranford

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hunter Ross Cranford and Julia Ann Cranford, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of February, 2021.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/6/21

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$328,500.00**.

AFFIANT

Subscribed and sworn to before me on this 2nd day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

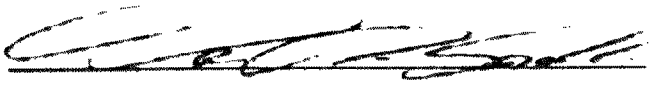
11/27/23

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

202102030015734

True Copy Certification

I, Devan P. Spinelli, 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.

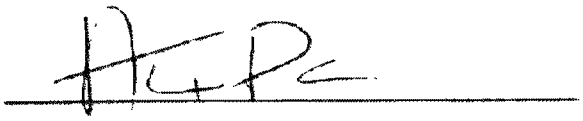


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

