Prepared by:
Record and Return to:
Chapman & Rosenthal, Title, Inc.
1620 Westgate Circle, Suite 1
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 582561 DEEDWARR
03/03/2021 10:30:02 AM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20210303-0027276

CJ-SB-EXP-21-1520

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
M. ALBUS MENDL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/13/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Corey Lee Davis	**New Owner**	
(NAME)	(NAME)	**081-15-0-263.00**
1520 14th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OMAR CRAWFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COREY LEE DAVIS, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 216, of McGavock and Wetmore's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.Said Lot fronts 50 feet on the Easterly side of 14th Ave North and extends back between parallel lines 170 feet to an alley in the rear.

Being the same property conveyed to Omar Crawford by Warranty deed from Michael Speriak, unmarried of record in Instrument No. 20200903-0100453 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 03, 2020.

**Said property is not the principal residence of the Grantor.

This conveyance is subject to:
- 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 21, Page 41, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1520 14th Ave N, Nashville, Tennessee 37208**.

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. 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/our hand(s) this the 1st DAY OF MARCH, 2021.

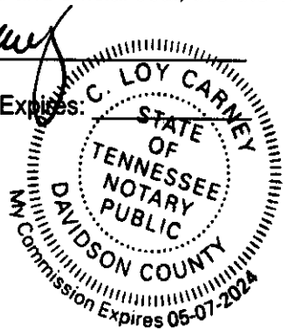
Omar Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OMAR CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212