Karen Johnson Davidson County
Batch# 585363 DEEDWARR
03/05/2021 12:21:30 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20210305-0029282

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2807TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of March, 2021.

Notary Public

Commission Expiration: 3-8-22

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Joshua Norris 908 Crockett Street Nashville, TN 37207	SAME AS NEW OWNER.	071-16-0-135.00

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, WE, **Ronnie S. Canups, II and Glory Canups, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Norris, an umarried 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:

Property known as: 908 Crockett Street, Nashville, TN 37207, County of Davidson

Being Lot Nos. 22 and 23 on the plan of Essex Place, not of record, according to a survey made by Blanchard and Parrish, Surveyors, September 10, 1937, described as follows:

Said Lot Nos. 22 and 23 front together 100 feet on the southerly side of Crockett Street and run back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Ronnie S. Canups, II and Glory Canups, husband and wife, by Special Warranty Deed from LaSalle Bank National Association, as Trustee for certificate holders of EMC Mortgage Loan Trust 2004-B, Mortgage Loan Pass-Through Certificates, Series 2004-B, Mortgage Loan Pass-Through Certificates, Series 2004-B, dated 06/27/2007 and recorded 07/26/2007 in Instrument No. 20070726-0088699, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 071-16-0-135.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 908 Crockett Street, Nashville, TN 37207

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 my hand this 1st day of March, 2021.

Ronnie S. Canups, II

Glory Canups

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2021, before me personally appeared **Ronnie S. Canups, II and Glory Canups**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of March, 2021.

Notary Public

Commission Expiration: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Dana Lowdon a/k/a Dana Lowdon, notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DANA LOWDON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

LTE File No.: 20-2807TN