| | |
|---|---|
| **WARRANTY DEED**<br><br>Karen Johnson Davidson County<br>Batch# 588495 **DEEDWARR**<br>03/10/2021 08:49:04 AM 3 pgs<br>2021-115 Fees: $18.00 Taxes: $1,073.00<br>20210310-0031180 | State of Tennessee<br>County of Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.<br>Affiant<br>SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of March, 2021.<br>(Affix Seal) Notary Public<br>My Commission Expires: 07/09/24 |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Joshua Jones and Soyeon Kim<br>193 Little Green Street<br>Nashville, TN 37210 | NEW OWNER<br>3319 White Pine Drive<br>Nashville, TN 37214 | 094.13-0-041.00 |

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, I/we, **Johnny Crow, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Jones, unmarried and Soyeon Kim, unmarried**, hereinafter called the Grantee(s), their heirs 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 all of Lot No. 7 of Block "L", ~~on the~~ plan of Hermitage Addition to Nashville, of record in Plat Book 57, Page 43 and Plat Book 57, ~~Page~~ 108, Register's Office for Davidson County, Tennessee, and more particularly described as follows: see attached

Said Lot No. 7 fronts 45.4 feet ~~on the~~ Southerly side of Green Street, extended, and runs back 140 feet on the Easterly side and 150 feet on the ~~W~~esterly side to Hermitage Avenue on which it fronts 50 feet.

Being the same property conveyed to Johnny Crow Jr., unmarried, by Warranty Deed from Katherine A. Harper, as to a one-quarter undivided interest and Timothy J. Campbell, as to a one-quarter undivided interest and Margaret E. Schmitz, as to a one-quarter undivided interest and Christopher P. Campbell, as to a one-quarter undivided interest, as tenants in common, dated April 30, 2015 and recorded May 5, 2015 in Instrument No. 201505050041048, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 193 Little Green Street, Nashville, TN 37210.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.**

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
JMSB VREF-21-193

Witness my/our hand(s) this 3rd day of March, 2021.

Johnny Crow, Jr.

State of Tennessee
County of Davidson

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

Witness my hand and official seal, this 3rd day of March, 2021.

Notary Public
My Commission Expires: 11/6/2023

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Re-Subdivision of Lots 6 and 7 of Block "L" on the plan of Blocks J, K and L Hermitage Addition of record in Plat at Instrument No. 20201216-0148848, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.