Karen Johnson Davidson County
Batch# 609637 DEEDWARR
04/07/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210407-0046208

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $585,000

Affiant Signature

Subscribed and sworn to before me on this the 12 Day of March 2021

Notary Public

My Commission expires _____/_____/_____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Jesse Monroe Maxwell & Katherine Babb Barnett
804 Crescent Hill Place
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 08308005100

WARRANTY DEED
21NT00101

Effective the 12 Day of March, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Alice Carpenter and husband, Joseph Carpenter, as tenants by the entirety
Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jesse Monroe Maxwell & Katherine Babb Barnett

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lot No. 56 on the plan of Rosewood Heights, Section II, as of record in Book 2133, page 57, Register's Office for said County. Said Lot No. 56 is described as follows:

BEGINNING at a point on the southerly margin of Crescent Hill Road, the common corner of Lots Nos. 55 and 56; thence with the line between said lots, southwesterly 341.6 feet to a point in the northerly line of Lot No. 52; thence with the line between Lots Nos. 52 and 56, easterly 133.6 feet to a point; thence northerly 113 feet to a point; thence easterly 60.4 feet to the common corner of Lots Nos. 56 and 57; thence with the line between said lots, northerly 189 feet to the southerly margin of Crescent Hill Road; thence with the margin of said road, westerly 108 feet to the beginning.

Being the same property conveyed to Alice Carpenter and husband, Joseph Carpenter, as tenants by the entirety, by Warranty Deed from Charles T. Haines, dated 05/11/2009 and recorded 05/26/2009 as Instrument No. 20090526-0047997, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 804 Crescent Hill Pl, Nashville, TN 37206

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 12 day of March, 2021

Alice Carpenter

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alice Carpenter,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of March, 2021

Notary Public

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

My Commission expires: 9/17/2023

Joseph Carpenter

State of Tennessee }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Joseph Carpenter,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12 day of March, 2021

Notary Public

TONY K. GRUBBS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

My Commission expires: 9/17/2023

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024