Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 618533 DEEDWARR
04/20/2021 09:16:29 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210420-0052525

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2021.

Notary Public
MY COMMISSION EXPIRES: 05/03/2021
File No. G21-12297

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Matthew J. Crockett and Anna Alleen Crockett	NEW OWNER	49-138.02
(NAME)	(NAME)	
5318 Buena Vista Pike		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jewell R. Boyd, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew J. Crockett and Anna Alleen Crockett, husband and wife,** 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:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by W.W. Turner Company, dated July 29, 1962, as follows:

Beginning at a point in the center line of Buena Vista Pike, said point being 125 feet north of the southwest corner of the property conveyed to R. W. Chick and wife, Jeanne Marie Chick, by deed from J. N. Shockley and wife, of record in Book 2020, page 429, Register's Office for said County; thence with the center line of said Buena Vista Pike, northwardly 100 feet to a point in the center line of said pike; thence eastwardly 625 feet, more or less, to a point in the center of Whites Creek; thence with the center of Whites Creek, in a southeasterly direction 125 feet, more or less, to a point; thence westwardly 650 feet, more or less, to the point of beginning.

Being the same property conveyed to Archie W. Boyd and wife, Jewell R. Boyd by Deed dated October 22, 1963 from R. W. Chick and wife, Jeanne Marie Chick, recorded October 30, 1963, in Book 3644, Page 539, in the Register's Office for Davidson County, Tennessee. Archie W. Boyd having since passed away on February 25, 2019, leaving Jewell R. Boyd as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 3644, Page 539, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Jewell R. Boyd is signed by her duly appointed Attorney-in-fact Mark Boyd, pursuant to the Power of Attorney recorded in Instrument #20210407-0046187, said Register's Office.

This is improved property, known as 5318 Buena Vista Pike, Nashville, TN 37218.

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. Whenever 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 12th day of April, 2021.

Jewell R. Boyd by Mark Boyd AIF

Jewell R. Boyd by Mark Boyd, her Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Mark Boyd, Attorney-in-Fact for Jewel R. Boyd with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office, this 12th day of April, 2021.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Public _____ My Commission Expires:_____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066