State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $295,100.00.

Tracey Perry
Affiant

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Subscribed and sworn to before me, this 29th day of April, 2021.

Notary Public:
My Commission Expires: Jan 8 2024

Karen Johnson Davidson County
Batch# 626203 DEEDWARR
04/30/2021 10:45:34 AM 2 pgs
Fees: $13.00 Taxes: $1,091.87
20210430-0058157

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Larry D. Southard & Linda S. Southard 103 Tudor Ct. Goodlettsville, TN 37072	New Owner 103 Tudor Ct. Goodlettsville, TN 37072	026-07-0-184.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terri Davis Crutcher, married**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Larry D. Southard and Linda S. Southard, husband and wife**, hereinafter called the Grantee(s), his/her/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, being Lot No. 296 on the plan of Windsor Green, Phase II, Section III, of record in Plat Book 6900, Page 845, Register's Office for said County.

SAID Lot No. 296 fronts 35.00 feet on the northwesterly margin of Tudor Court and extends back 114.08 feet on the easterly line and 129.73 feet on the broken southwesterly line to a dead line in the rear, measuring 141.74 feet thereon.

BEING the same property conveyed to Karen D. Fultz, unmarried and Terri Davis Crutcher, married, as joint tenants with the right of survivorship, by Quitclaim Deed from Karen D. Fultz, unmarried, dated 7/29/2020 and recorded 8/6/2020 in Instrument Number 20200806-0087212; and the same property previously conveyed to Karen D. Fultz, unmarried, by Warranty Deed from Leigh Ann Pemberton, unmarried, dated 10/31/2016 and recorded 11/1/2016 in Instrument Number 20161101-0115368, Register's Office for Davidson County, Tennessee. The said Karen D. Fultz died on 9/29/20 leaving Terri Davis Crutcher as the surviving tenant.

*The above-referenced property is not now, nor has it ever been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee.

Subject to HOA Charter of record in Book 6396, Page 542; amended in Book 8192, Page 65, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas of record in Book 7864, Page 369, Register's Office for Davidson County, Tennessee.

Subject to Water Main Easements in Book 4377, Page 94 and Book 6636, Page 824, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement in Book 6117, Page 290, Register's Office for Davidson County, Tennessee.

Subject to TVA Easements in Book 2487, Page 227 and Book 3067, Page 181, Register's Office for Davidson County, Tennessee.

Subject to all existing easements and all other matters shown on plat of record in Plat Book 6900, Page 845, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 103 Tudor Ct., Goodlettsville, TN 37072

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 29th day of April, 2021.

Terri Davis Crutcher

Terri Davis Crutcher

State of Tennessee)
County of Davidson)

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

Witness my hand and official seal, this 29th day of April, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman

