RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 639090 DEEDWARR
05/18/2021 03:17:50 PM 2 pgs
Fees: $13.00 Taxes: $4,828.50

20210518-0067352

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,305,000.00.

Michelle Osborne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste. 400, Franklin, TN 37067

File No.: 21-CD-199

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Dowson	SAME	15812000100
(NAME)	(NAME)	
1727 Kingsbury Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Three Hundred Five Thousand And No/100 Dollars ($1,305,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VINCENTE P. CRAWFORD AND DENISE L. CAVALLARO, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER DOWSON, AND RUMI L. DOWSON, 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 Davidson County, Tennessee, being Lot No. 549, on the Plan of Hillsboro Park, Section 13, as of record in Plat Book 4175, pages 19 and 20, Register's Office for said county, to which place reference is made for a more complete description.

Being the same property conveyed to Vicente P. Crawford and Denise L. Cavallaro, husband and wife, by Warranty Deed, from Jeffrey A. Van Dyke and Susan B. Van Dyke, husband and wife, dated May 9, 2019, recorded May 13, 2019, of record in Instrument No. 20190513-0044384, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Jeffrey A. Van Dyke and Susan B. Van Dyke, husband and wife, by Warranty Deed, from Earl Nelson, an unmarried person, dated March 4, 2009, recorded

March 6, 2009, of record in Instrument No. 20090306-0020133, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1727 Kingsbury Dr., Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 17th day of May, 2021.

Vincente P. Crawford

Denise L. Cavallaro

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of May 2021, before me personally appeared Vincente P. Crawford and Denise L. Cavallaro, husband and wife to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 17 day of May, 2021.

Commission Expires: _____

SUSAN L. JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-10-2023

Notary Public