Karen Johnson Davidson County
Batch# 645369 DEEDWARR
05/27/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,753.80
20210527-0072066

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$481,000.00~~ $ 474,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May, 2021.

Notary Public

My commission expires: 9-2-2024

(Notary Stamp)

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ted Gregory	Same as New Owner	072-12-0-088.00
751 Plantation Blvd. ~~2207 Pinewood Road~~		
Gallatin, TN 37066 ~~Nashville, TN 37216~~		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Manuel A. Cruz and Beth T. Cruz, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ted Gregory and/or Assigns

(hereinafter called the "Grantee"), his 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. 60 on the Plan of Dalewood, Section I of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said lot No. 60 fronts 74.9 feet on the Easterly side of Pinewood Road and runs back 141.6 feet on the Northerly line and 141.1 feet on the Southerly line to a dead line, measuring 82 feet thereon.

Being the same property conveyed to Manuel A. Cruz and Beth T. Cruz, husband and wife by Warranty deed from Terrie Lee Tidwell, Trustee of the Anna M. Bearden Trust Dated February 27, 2013 of record in Instrument No. 20160719-0074038 Register's Office for Davidson County, Tennessee.

This is improved property known as **2207 Pinewood Road, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of May, 2021.

Manuel A. Cruz
Attorney In Fact Beth T. Cruz
Manuel A. Cruz,
Attorney In Fact Beth T. Cruz

Beth T. Cruz
Beth T. Cruz

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, Beth T. Cruz, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of May, 2021.

Notary Public

My Commission Expires: 1-3-23

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Beth T. Cruz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Manuel A. Cruz and who acknowledged that he/she as the Attorney in Fact executed the same as the free act and deed of Manuel A. Cruz.
Witness my hand and official seal this 26th day of May, 2021.

Notary Public

My Commission Expires: 1-3-23

SP 11/2015

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON