WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,925,000.00 .

Katherine B. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2021.

Notary Public
COMMISSION EXPIRES: 10/23/2023

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 645699 DEEDWARR
05/28/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $7,122.50
20210528-0072477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jarrod F. Craig Kaylin Craig	NEW OWNER	117 11 0 095.00
(NAME)	(NAME)	
3442 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, we, **Charles W. Fawcett, III and wife, Dorothea R. Fawcett,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jarrod F. Craig and Kaylin Craig, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davison County, Tennessee, being Lot No. 4 on the Plan of a Resubdivision of Lots 195, 220 and 221 on the North Park of Noel's Subdivision of Watkins Grove, as of recorded in Plat Book 9700, Page 12, corrected in B ook 10033, Page 775, Register's Office for said County, to which plan reference is made for a more complete des cription.

Being the same property conveyed to Charles W. Fawcett, unmarried by Deed dated March 20, 1999 from R. Hilt on Wickham, married, recorded September 23, 1999, in Book 11673, Page 176, in the Official Records of Davidso n County, Tennessee. The said Charles W. Fawcett is now married to Dorothea R. Fawcett.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3442 Golf Club Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-11453-RL

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. successors 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, 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 our hands this 25th day of May, 2021.

Charles W. Fawcett, III

Dorothea R. Fawcett

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Charles W. Fawcett, III and Dorothea R. Fawcett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2021.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

True Copy Certification

I, Christopher M. Corriveau, 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 Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

