Karen Johnson Davidson County
Batch# 648975 DEEDWARR
06/03/2021 11:04:24 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20210603-0074502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: ~~AUGUST 16, 2020~~ 7/2/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-032460

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Murray, a single woman	Amanda Murray, a single woman	131-02-0A-058.00-CO
(NAME) 2116 Hobbs Rd Apt. J7	(NAME) 2116 Hobbs Rd Apt. J7	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
GABRIELLA BEA CROFFORD, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
AMANDA MURRAY, A SINGLE WOMAN,
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:

A certain condominium located in Davidson County, Tennessee, being Unit No. J-7 on the Plan of Hobbs House Condominium Apartments of record in Book 4595, Page 74; and amended in Book 5200, Page 54 and as shown on the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; Book 5293, Page 612; and Book 7802, Page 299, Registers Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gabriella Bea Crofford, an unmarried woman by Warranty deed from R. Lee Roberts, Jr., an unmarried man of record in Instrument No. 20181001-0096955 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 01, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 21-50-032460

Being also known as 2116 Hobbs Rd Apt. J7 J-7 Nashville, Tennessee 37215.

Subject to: all easements, restrictions, rights of way of record, and taxes for the year 2021, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

This is unimproved ☐ improved ☒ property, known as 2116 Hobbs Rd Apt. J7, 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.

Witness our hands this 21 day of May 2021.

Gabriella Bea Crofford

STATE OF TENNESSEE

COUNTY OF Williamson

On this 21 day of May, 20 21, before me personally appeared Gabriella Bea Crofford, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Notary Public

Printed Name:_____

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024