WARRANTY DEED

Karen Johnson Davidson County
Batch# 650099 DEEDWARR
06/04/2021 03:08:02 PM 2 pgs
Fees: $13.00 Taxes: $1,051.54

20210604-0075434

State of Tennessee
County of Davidson

$284,200.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$280,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOWE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sophua Barringhaus	*New Owner*	10714002800
(NAME)	(NAME)	
903 Kirby Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Brandon D. Crockett and Amber N. Crockett, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sophia Marie Barringhaus, 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:

Land in Davidson County, Tennessee, being Lot No. 373 on the Plan of Addition No. 4 to Miro Meadows, of record in Book 2083, Page 14, Register's office for said County.

Said Lot No. 373 fronts 60 feet on the westerly margin of Kirby Drive and extends back 299.3 feet on the northerly line and 276.5 feet on the southerly line to a dead line in the rear measuring 64.2 feet thereon.

Being the same property conveyed to Brandon D. Crockett and wife Amber N. Crockett, by deed of record in 20010103-0001083, said Register's office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 903 Kirby Dr., Nashville, TN 37211
(House Number) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YSB-SH-21-903

Witness my/our hands this 1st day of June, 2021.

Brandon D. Crockett

Amber N. Crockett

State of Tennessee
County of Davidson

Personally appeared before me Brandon D. Crockett and Amber N. Crockett, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2021.

Notary Public

My Commission Expires:

File No.: 15626

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024