Karen Johnson Davidson County
Batch# 652022 DEEDWARR
06/08/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210608-0076847

(Notary Stamp)	STATE OF TENNESSEE ~~WILLIAMSON~~ DAVIDSON COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this 3rd day of June, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Skyler Cruthirds and Nicholas Street	~~**New Owner**~~ JNH Mutual of Omaha Mortgage	**172-14-0-010.00**
608 Mount Pisgah Court	100 W. 22nd Street, Ste. 101	
Nashville, TN 37211	Lombard, IL 60148	

FOR AND IN 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,

Helen La'Moore Bond, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Skyler Cruthirds, an unmarried person and Nicholas Street, an unmarried person, as joint tenants with rights of survivorship,

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. 10 on the Plan of Mt. Pisgah Heights of record in Book 5210, Page 302, amended in Book 6128, Page 370, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie L. Bond and wife, Helen L. Bond, by Warranty Deed, from F. Murray Parker, unmarried, dated March 31, 1995, of record in Book 9646, Page 211, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Helen La'Moore Bond, by Quitclaim Deed, from Willie Lee Bond, pursuant to divorce, Case No. 97D-234, Davidson County Circuit Court, dated February 3, 1997, of record in Book 10456, Page 796, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 5634, Page 15, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 608 Mount Pisgah Court, Nashville, TN 37211.

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 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 my/our hand(s) this 3rd day of June, 2021.

Helen La'Moore Bond

Helen La'Moore Bond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of June, 2021, before me personally appeared Helen La'Moore Bond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2021.

A. Scott Hubbard

Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 21-333
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

