WARRANTY DEED

Karen Johnson Davidson County
Batch# 653224 **DEEDWARR**
06/09/2021 02:44:48 PM 2 pgs
Fees: $13.00 Taxes: $529.25

20210609-0077792

A-LC-20-3829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,041.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21 (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOV 8, 2021

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa Carter	**New Owner**	
(NAME) **3829 Crouch Drive**	(NAME) 305 Avery Court	**059-14-0-141.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY MITCHELL, SINGLE, SANDRA CARTER-SNEAD HOWARD, SINGLE AND KENNETH BYERS, SINGLE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA CARTER, SINGLE ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 74 on the Plan of Haynes Manor Section I, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 65.0 feet on the Southwesterly side of Crouch Drive and extends back 131.6 feet on the Northwesterly line and 132.5 feet on the Southeasterly line to a dead line in the rear which is a broken line measuring 65.0 feet thereon.

Being the same property conveyed to Christopher Carter and wife, Mary V. Carter by Warranty Deed from Cumberland Builders, Inc. of record in Book 4054, Page 501, Register's Office for Davidson County, Tennessee, dated August 18, 1966 and recorded on September 08, 1966.
The said Mary V. Carter having since died on January 8th, 1977, leaving Christopher Carter as Surviving Tenant by the Entirety.

Christopher Carter having since died testate on August 16th, 2020. The Last Will and Testament of Christpher Carter is currently open in Probate Court Case Number 20P1768, Davidson County, TN. The Heirs as noted in the Last Will and Tesatment are Mary Mithchell and Carrie Carter.

The said Carrie Carter having since died intestate on August 29th, 2017, leaving Sandra Carter-Snead Howard and Kenneth Carter as her Heirs at Law as noted in Affidavits of Heirship of record in Instrument No. 20210609-0077790 and 20210609-0077791, Register's Office for Davidson County, TN.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 85, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 720, amended in Book 3840, Page 404, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3829 Crouch Drive, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we dc covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2 DAY OF JUNE, 2021.

Sandra Carter-Snead Howard

Sandra Carter-Snead Howard / Howard Durable POA Atty. IN Fact

Mary Mitchell

By: Sandra Carter-Snead Howard, Attorney In Fact

Kenneth Byers

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA CARTER-SNEAD HOWARD, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2021.

Notary Public
My Commission Expires: 3/29/2022
(SEAL)

ELIZABETH M. DINGLE
Notary Public - State of Florida
Commission # GG 201909
My Comm. Expires Mar 29, 2022
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,SANDRA CARTER- SNEAD HOWARD, the within named bargainor, 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 for the purposes therein contained, and who has further acknowledged that she is the Attorney In Fact for MARY MITCHELL and is authorized by MARY MITCHELL to execute this instrument on her behalf.
Pursant to Power of Attorney of Record in Instrument No. 20210520-0068978, Register's Office for Davidson County, TN.

Witness my hand and official seal, this the 2nd of June, 2021.

Notary Public
My Commission Expires: 3/29/2022
(SEAL)

ELIZABETH M. DINGLE
Notary Public - State of Florida
Commission # GG 201909
My Comm. Expires Mar 29, 2022
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STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~DAVIDSON~~ PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH BYERS, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2021.

Notary Public
My Commission Expires: 3/29/2022.
(SEAL)

ELIZABETH M. DINGLE
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