Karen Johnson Davidson County
Batch# 654726 DEEDWARR
06/11/2021 10:37:30 AM 5 pgs
Fees: $28.00 Taxes: $148.00
20210611-0078879

WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$40,000.00

Affiant

Subscribed and sworn to before me this 28th day of May, 2021

Notary Public
My Commission expires: 12-17-24
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brian E. Crick and Natalie H. Crick		060-15-0034.00
2629 Hart Street	**2629 Hart Street**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Earl G. Crick and Ramona L. Crick, husband and wife

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

Brian E. Crick and Natalie H. Crick, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 060-15-0034.00

Being a certain parcel of land located in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, and being the southerly portion of Lot 30 on the Plan of Jones ad Harts Subdivision of record in Book 332, Page 43, Register's Office for Davidson County, and being more particularly described as follows:

Beginning at a point in the easterly margin of Hart Street, said point being the corner between Lots 30 and 31 on the aforementioned subdivision plat and being 400' northerly form the north margin of Rock Street; thence, with said margin of Hart Street, North 11 degrees, 45' 00" East 137.84' to a point; thence leaving margin of road and severing Lot 30, South 85 degrees 15' 00' East 214.48' to a point on the westerly margin

of an alley 15' in width, said alley being formally known as Alley No. 1077 on Official Metro Pubic Work Maps and has been officially closed by Metro Council Bill No. 088-177 and recorded in Book 7582, Page 163, Register's Office for Davidson County, thence along said margin of Alley No. 1077, South 11 degrees 45' 00" West 137.84' to a point at the northeast corner of the previously mentioned Lot 31 on said subdivision plat; thence, leaving margin of Alley and across northerly line of Lot 31, North 85 degrees 15' 00" West 214.48' to the Point of Beginning and containing 0.68 acres, (29,564 square feet).

Being a portion of the same property conveyed to Leonard Arnold, Trustee, by Rupert M. Marigza and wife, Mary Helen Marigza as evidenced in Book 5279, Page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl G. Crick and wife, Ramona L. Crick, from Leonard Arnold, Trustee, by Warranty Deed dated December 9, 1992, and recorded on December 17, 1992, of record in Book 8816, Pages 215-218, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements of record pertaining to the above described tract, including but not limited to a 10' permanent easement for sanitary sewer along the margin of Hart Street.

Being the same property conveyed to Brian E. Crick and Natalie H. Crick from Earl G. Crick and Ramona L. Crick, husband and wife, by Deed dated _____ and recorded on _____ of record in Instrument No. _____, said Register's Office.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (____) property known as 2629 Hart Street, Nashville, TN 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 GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand(s) this 28th day of May, 2021.

Earl G. Crick

Earl G. Crick

Ramona L. Crick

Ramona L. Crick

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, a Notary Public in and for said County and State, Earl G. Crick and Ramona L. Crick, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 28th day of May, 2021.

My commission expires 12-17-24

Notary Public

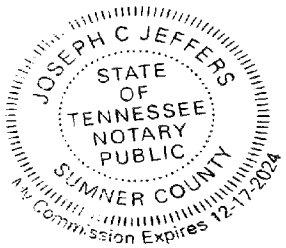


Exhibit A:

Parcel: 060-15-0034.00

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Being the same property conveyed to Brian E. Crick and Natalie H. Crick from Earl G. Crick and Ramona L. Crick, husband and wife, by Deed dated _____ and recorded on _____ of record in Instrument No. _____, said Register's Office.

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] 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: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY