Name and Address of New Owner:
Shawn Ireland
205 Cherokee Point
Hendersonville, TN 37075

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 669837 DEEDWARR
07/01/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210701-0089563

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07202000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jerry Wayne Criswell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shawn Ireland, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
Map & Parcels: 07202000600 & 07202000500

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 81 and the westerly part of Lot No. 80 on the Map of Maynor Place, as of record in Book 843. Page 24, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Coney Street at the southeast corner of the property conveyed to H.G. Hudson and wife, by deed from ES. Weaver and wife, of record in Book 903. Page 285. said Register's Office; thence with Hudson's southerly line westwardly 118 feet. more or less, to the southeasterly margin
at the right-of-way of the Louisville and Nashville Railroad' thence with said right-of-way southwestwardly 223.5 feet, more or less, to the corners of Lots Nos. 79 and 80; thence with the line between said two lots eastwardly 179 feet to the southwest corner of the property conveyed to William Frank Jarboe and wife; by deed from E.S. Weaver and wife. of record in Book 1179, Page 308, said Registers Office: thence with Jarboe's westerly line northwardly 60 feet, more or less, to the line between Lots Nos. 80 and 81; thence with said line eastwardly 16 feet to the westerly margin of Coney Street; thence with said Street northwardly 69 1/2 feet to the beginning.

Being the same property conveyed to Jerry Wayne Criswell by Quitclaim Deed from Kimberly Denning, recorded on October 15, 2002, of record in Instrument No. 20021015-0126764, Register's Office for Davidson County, TN.

This is improved property known as 3211 Coney St. and unimproved property known as 0 Coney St., Nashville, TN 37216.
This is not nor has it ever been the marital residence of Jerry Wayne Criswell.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2021.

Jerry W Criswell (SEAL)
Jerry Wayne Criswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2021, before me personally appeared Jerry Wayne Criswell, 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 30th day of June, 2021.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2021.

Notary Public
My commission expires:
File No. 2021-2624

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2025

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021 (date of document).

Affiant Signature

7-1-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of July, 2021.

Notary Signature

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

MY COMMISSION EXPIRES:

NOTARY'S SEAL