Karen Johnson Davidson County
Batch# 715786 DEEDWARR
09/14/2021 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $817.70
20210914-0123483

Name and Address of New Owner:
John Gug and Any Gug
963 Graybar Lane
Nashville TN 37204

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 120-01-0-091

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, **Freeman S. Crawford and Peggy Crawford, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Gug and Any Gug, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 267 on the Map of Miro Meadows, as of record in Book 1424, Page 94 and 95, Register's Office for Davidson County, Tennessee.

Said Lot No. 267 fronts 72 feet on the northern side of Vultee Boulevard and runs back between lines, 168 feet on the west line, 176.6 feet on the east line to a dead line in the rear on which it measures 74.9 feet.

Being the same property conveyed to Freeman S. Crawford and wife, Peggy Crawford by Quitclaim Deed from Ann T. Wright dated November 23rd 1998 and recorded December 2nd 1998 of record in Book 11232, Page 148 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1204 Vultee Blvd., Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 17th day of August, 2021.

Freeman S. Crawford (SEAL)

Peggy Crawford (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2021, before me personally appeared Freeman S. Crawford and Peggy Crawford, 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 17th day of August, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

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 $221,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Freeman S. Crawford

Peggy Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

Notary Signature
My commission expires: 11.8.21

202109140123483

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/17/21 (date of document).

Connie Taylor
Affiant Signature

8/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

