Karen Johnson Davidson County
Batch# 749102 DEEDQC
11/03/2021 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211103-0147430

QUITCLAIM DEED

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ANDREW PARKER JONES AND HEATHER ANN CRABTREE JONES	**Same**	**Tract 1: 16513002500** **Tract 2: 165-13-0A-008.00-CO**
(NAME) **1312 McAlpine Ave**	(NAME)	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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,

CRABTREE AND JONES INVESTMENTS, LLC, AN OHIO LIMITED LIABILITY COMPANY ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ANDREW PARKER JONES AND HEATHER ANN CRABTREE JONES, HUSBAND AND WIFE ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

TRACT 1:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 ON THE PLAN OF SECTION TWO, PEPPERTREE FOREST OF RECORD IN PLAT BOOK 7900, PAGE 176, 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 CRABTREE AND JONES INVESTMENTS, LLC, BY QUITCLAIM DEED FROM ANDREW P. JONES AND WIFE, HEATHER A JONES, OF RECORD IN INSTRUMENT NO. 20170606-0056448 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 325 ON THE PLAN OF SECTION SIX, PEPPERTREE FOREST OF RECORD IN PLAT BOOK 7900, PAGE 572, 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 CRABTREE AND JONES INVESTMENTS, LLC, BY QUITCLAIM DEED FROM ANDREW P. JONES AND WIFE, HEATHER A JONES, OF RECORD IN INSTRUMENT NO. 20170606-0056447 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

These are **improved** properties known as:

Tract 1: **909 Stoneview Court, Antioch, Tennessee 37013**

Tract 2: **4229 Laurenwood Drive, Antioch, Tennessee 37013**

Witness our hands this the 29th day of October, 2021.

CRABTREE AND JONES INVESTMENTS, LLC:

BY: ANDREW PARKER JONES
ITS: SOLE MEMBER

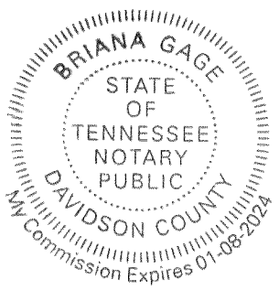
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October 2021, before me personally appeared **ANDREW PARKER JONES,** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member for **CRABTREE AND JONES INVESTMENTS, LLC**, the within named bargainor, an Ohio Limited Liability Company, and that he as such sole member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2021.

Briana Gage
Notary Public

My Commission Expires:



True Copy Certification

I, **Ryan Terrell**, 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 10/29/2021 (Date of Document).

Affiant

11/1/2021
Date

State of Tennessee)
County of Davidson)

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

Notary

(Seal)

MY COMMISSION EXPIRES: _____

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024