Return to:
Lady Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-WRES-21-1022B

Karen Johnson Davidson County
Batch# 750802 DEEDWARR
11/08/2021 01:50:42 PM 2 pgs
Fees: $13.00 Taxes: $2,164.50

20211108-0148998

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $585,000.00.

Affiant

Subscribed and sworn before me this the 4th day of November, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Faustino Quiroga Pedraza 1022 B Cahal Ave Nashville, TN 37206	Legacy Home Loans 4004 Hillsboro Pike Nashville TN 37215	072-13-2C 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY CRAWFORD AND WINDSOR CRAWFORD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KELLY ANNE PEDRAZA AND FAUSTINO QUIROGA PEDRAZA, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

JR.

Being a certain private element unit situated in Davidson County, Tennessee, being Unit B, together with the appurtenant common elements, of 1022 Cahal Avenue Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1022 Cahal Avenue Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180605-0053891, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 1022 Cahal Avenue Homes, attached as "Exhibit B" to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1022 Cahal Avenue Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Anthony Crawford and Windsor Crawford, husband and wife, by deed dated 03/22/2019, from Lannie G. Boswell and Elizabeth A. Boswell, husband and wife, of record in Instrument No. 20190325-0026832, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1022 B Cahal Ave, Nashville, TN 37206.

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/or 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 do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 4th day of November, 2021.

Anthony Crawford

Windsor Crawford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Crawford and Windsor Crawford, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY