File No. 21-11-16274

WARRANTY DEED	STATE OF TN } COUNTY OF DAVIDSON } The actual consideration or value, whichever is greater for this transfer is **$520,000.00.** Affiant Subscribed and sworn to before me This 9 day of Nov., 2021. Notary Public My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Address New Owners as:	Tax Bill To:	Map / Parcel
James Fineman 1728 14th Ave N Nashville, TN 37208	New Owner	094 13 0 040.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

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 sufficiency of all of which are hereby acknowledged, **Johnny V. Crow, Jr., a single person** (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **James Fineman** (the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 1 on the Final Plat Re-Subdivision of Lots 6 and 7 of Block "L" on the Plan of Blocks J, K, and L, Hermitage Addition, of record in Instrument Number 20201216-0148848, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Johnny V. Crow, Jr., a single person by Warranty Deed from John W. Wise, a single person, dated July 9, 2015, of record in Instrument No. 20150710-0067319 in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 755085 **DEEDWARR**
11/15/2021 01:55:12 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20211115-0151778

J-JF-21-191

File No. 21-11-16274

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor has lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his assigns and heirs to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Executed on this 9th day of November, 2021.

Johnny V. Crow, Jr.

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Johnny V. Crow, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this 9th *day of* November, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-24

Notary Public

My Commission Expires: 03-06-24