Karen Johnson Davidson County
Batch# 761306 DEEDWARR
11/24/2021 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20211124-0156609

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE ESTATE OF DONALD A. CRAWFORD**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **INTEGRITY HOUSE BUYERS LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN, BEING LOT NO. 39 ON THE REVISED PLAN OF SECTION "E" OF OLD HICKORY, AS SHOWN ON THE PLAN OF RECORD IN BOOK 1424, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO DONALD A. CRAWFORD AND WIFE, WILMA CRAWFORD, BY DEED FROM CLYDE M. DALE, JR. AND WIFE, DIANA D. DALE, DATED JANUARY 9, 1951, OF RECORD IN BOOK 3178, PAGE 9, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. WILMA CRAWFORD DIED ON DECEMBER 17, 2020, LEAVING DONALD A. CRAWFORD AS SOLE OWNER OF SAID PROPERTY. DONALD A. CRAWFORD DIED TESTATE ON MAY 8, 2021. PURSUANT TO HIS LAST WILL AND TESTAMENT FILED FOR RECORD IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE (PROBATE DIVISION), DOCKET NO. 21P1693, SAID PROPERTY IS ADMINISTERED AS PART OF HIS PROBATE ESTATE WITH DONALD A. CRAWFORD, II, BEING THE EXECUTOR WITH FULL POWER AND AUTHORITY TO SELL. FURTHER REFERENCE IS HEREBY MADE TO THE ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY FILED ON NOVEMBER 12, 2021, IN THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 501 15TH ST, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The property is conveyed in an "as is" condition.

Witness our hands this 19th day of November, 2021.

THE ESTATE OF DONALD A. CRAWFORD

BY: Donald A. Crawford II
DONALD A. CRAWFORD, II, EXECUTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **DONALD A. CRAWFORD, II, EXECUTOR OF THE ESTATE OF DONALD A. CRAWFORD**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 19th day of November, 2021.

NOTARY PUBLIC
My commission expires: 1.19.25

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$240,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of November, 2021.

NOTARY PUBLIC
My commission expires: 1.19.25

MONTGOMERY COUNTY ★ KATHERINE R. ROBERTS ★ STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s) as follows:
Integrity House Buyers LLC
3427 Polly Dr
Clarksville TN 37042

Send Tax Bills To:
Same as above

Map and Parcel Number(s):
053 03 0 375.00

True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on 11/19/2021.

Brittney Clark 11/19/2021
Affiant Signature Date

State of TN

County of Montgomery

Sworn to and subscribed before me this 19th day of November, 2021.

Notary's Signature

KATHERINE R. ROBERTS
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

My Commission Expires: 1·19·25
Notary' Seal