This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-15298-TC

Karen Johnson Davidson County
Batch# 790023 DEEDWARR
01/13/2022 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20220113-0005325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2022.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/2/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Crawford 3252 Lakeford Drive Nashville, TN 37214	The Mortgage Firm, Inc. 921 Douglas Ave, Ste 200 Altamonte Springs, FL 32714	108 12 0 061.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jessup E. Dixon, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Eric Crawford, single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39-A on the Plan of Zone Lot Division Lot 39, 40, 42, 118, 119, 120, Section 4 East Lake Subd, of record in Plat Book 6250, page 97, amending Plat Book 5800, page 398, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Jessup E. Dixon, a married man, as his sole and separate property, by Warranty Deed from Centerpointe Group, LLC, of record in Instrument No. 20160921-0099243, dated September 19, 2016 and recorded on September 21, 2016, Register's Office for Davidson County, Tennessee. The said Jessup E. Dixon having since been divorced.

This property was never a marital residence of the Grantor and is not subject to any homestead, dower, or marital interest as contemplated by T.C.A. § 26-2-301 or other similar statute.

This is improved property located at: **3252 Lakeford Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 20212.

GRANTOR:

Jessup E. Dixon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jessup E. Dixon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of January, 2022.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 7, 2022.

Tori Cole

Affiant Signature

Date: 1/7/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 7, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

