Karen Johnson Davidson County
Batch# 797318 DEEDWARR
01/31/2022 10:44:40 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220131-0010888

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

P22-4190-WE

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00.**

Suzanna Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP/PARCEL NO(S).
Suzanna Elise Thompson			FirstBank			
2913 Sunset Drive			722 Columbia Avenue			PARCEL: 060-07-0-127.00
Nashville	TN	37207	Franklin	TN	37064	
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **EMILY CROTTY AND WESLEY MCCLURG, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANNA ELISE THOMPSON, unmarried woman**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 28 on the Plan of Section Five, Hillhurst Acres of record in Plat Book 2854, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 80 feet on the Westerly side of Sunset Drive and extends back 230.6 feet on the Northerly line and 228.3 feet on the Southerly line to a dead line in the rear measuring 124.3 feet thereon.

Being the same property conveyed to Emily Crotty and Wesley McClurg, wife and husband by Warranty deed from Marshall Kenneth Vore, single of record in Instrument No. 20161227-0135416 Register's Office for Davidson County, Tennessee, dated December 22, 2016 and recorded on December 27, 2016.

This is UNIMPROVED ✠ IMPROVED property known as: **2913 Sunset Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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/our hand(s) this the 28th day of January, 2022.

Emily Crotty

Wesley McClurg, by Emily Crotty, Attorney in Fact
Wesley McClurg
BY: Emily Crotty, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Crotty**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of Jan, 2022.

My Commission Expires: Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Crotty,** 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 on behalf of **Wesley McClurg,** as his Attorney in Fact, as the free act and deed of the within named **Wesley McClurg**

Witness my hand and official seal this the 28 day of Jan, 2022.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN