RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 798618 DEEDWARR
02/01/2022 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220201-0011785

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $365,000.00.

Affiant

Sworn to and subscribed before me this 20th day of January, 2022.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Benjamin Crider and Jennifer Crider 246 Tulip Hill Drive Nashville, TN 37210	Eustis Mortgage Corporation 798 S. Rampart Street New Orleans, LA 70113	094 12 0 026.00

This Indenture is made on the 20th day of January, 2022, by and between **BETTY SMITH, AN UNMARRIED WOMAN** ("Grantor"), and **BENJAMIN CRIDER AND JENNIFER CRIDER, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Clover Nook, of record in Book 2900, Pages 51 and 52, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lester L. Smith and wife Betty Smith, by Quitclaim Deed from Lester L. Smith, of record in Instrument No. 20111012-0079104, in the Register's Office of Davidson County, Tennessee, dated September 30, 2011 and recorded on October 12, 2011. The said Lester L. Smith died on July 27, 2021 leaving the said Betty Smith as the surviving tenant.

This is improved property known as 246 Tulip Hill Drive, Nashville, TN 37210.

This conveyance is being made subject to:

1. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Nook, as recorded in Plat Book 2900, Page(s) 51 and 52.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2994, Page 126.

4. Easement for Sanitary Sewers And/Or Storm Drainage, recorded in Book 6342, Page 590.

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

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 20th day of January, 2022.

GRANTOR:

Betty Smith

Betty Smith

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BETTY SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of January, 2022.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202202010011785

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on the 20th day of January, 2022.

Affiant Signature

Date: January 21, 2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 21st day of January, 2022.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY