Prepared by:

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-15662-SL

Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burtor Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 799368 DEEDWARR
02/02/2022 12:39:56 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20220202-0012420

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Zelasko, Trustee of The 183 Woodson Lane Trust 183 Woodson Lane Nashville, TN 37211	The New Owner	133-07-0-254

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joey S. Craig and Misty G. Craig, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark Zelasko, Trustee of The 183 Woodson Lane Trust**, hereinafter called the Grantee(s), his/her/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. 65 on the Plan of Parma Heights of record in Book 2133, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joey S. Craig and wife, Misty G. Craig, by deed from Mary C. Craig, a widow, and Joey Shane Craig and wife, Misty G. Craig, of record in Instrument No. 20080611-0060402, Register's Office for Davidson County, Tennessee, dated June 4, 2008 and recorded on June 11, 2008; and further being the same property conveyed to Mary C. Craig and Joey Shane Craig, as tenants in common with right of survivorship, by Warranty Deed from Dorothy M. Justice, an unmarried woman, of record in Instrument No. 20030506-0060100, said Register's Office, dated April 29, 2003 and recorded May 6, 2003.

This is ☒ improved or ☐ unimproved property located at: **183 Woodson Lane, Nashville, TN 37211**

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 31st day of January, 2022.

GRANTOR:

Joey S. Craig

Misty G. Craig

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joey S. Craig and Misty G. Craig, the within named bargainor(s), 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 31st day of January, 2022.

Notary Public
My Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024