This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15487-CL

Karen Johnson Davidson County
Batch# 800734 DEEDWARR
02/04/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220204-0013449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $319,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of January, 2022.

Notary Public
My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bryan Cridell, Jr & Alexis Cridell 218 Larkin Springs Road Madison, TN 37115	New Owner	043-150-29700

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, **Lafonte Gregory, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bryan Cridell Jr. and Alexis Cridell, husband and wife**, 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:

Being Lot No. 3 on the plan of Chere) Starks Subdivision of record in Instrument Number 20160817-0085693, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lafonte Gregory, an unmarried man, by Warranty Deed from Terrell Starks, of record in Instrument No. 20180801-0074879, Register's Office of Davidson County, Tennessee, dated July 26, 2018 and recorded on August 1, 2018.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute

This is improved property located at: **218 Larkin Springs Road, Madison, TN 37115**

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 25th day of January, 2022.

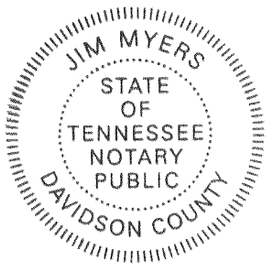
GRANTOR:

Lafonte Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lafonte Gregory, 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 25th day of January, 2022.



Notary Public
My Commission expires: 11-6-2024

True Copy Certification

I, **Kaz Arbogast,** 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 this the 25th day of January, 2022.

Affiant Signature
Date 01/25/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

