Karen Johnson Davidson County
Batch# 810887 DEEDWARR
02/24/2022 10:14:57 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20220224-0020965

WARRANTY DEED

2022-27

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of February, 2022.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Johnny Crow, Jr. 191 Little Green Street Nashville, TN 37210	NEW OWNER	094-13-0-005-00

For and in consideration of the sum of TEN DOLLARS, 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, **Charles Hunter**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Johnny Crow, Jr.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The Northerly 35 feet of Lot No. 4, Block "J" of the Hermitage Addition to Nashville, as of record in Plat Book 57, Page 42 and 43 and 108 of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 35 feet on the westerly side of Keith Street and runs back between parallel lines 150 feet to an alley measuring 35 feet thereon.

Being the same property conveyed to Charles G. Hunter and wife, Lizzie Hunter (now deceased) by Warranty Deed from Marvin J. Beasley and wife, Beatrice A. Beasley dated January 16, 1986 and recorded January 21, 1986 in Book 6766, Page 79, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 19 Keith Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 14th day of February, 2022.

Charles Hunter

Charles Hunter

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said County and State, the within named Charles Hunter, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal, this 14th day of February, 2022.

Notary Public
My Commission Expires: 11/6/2023

