WARRANTY DEED

Karen Johnson Davidson County
Batch# 811408 DEEDWARR
02/25/2022 11:03:56 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20220225-0021660

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF Feb, 2022.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024

(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Powers and Michael Jordan	New Owner	
(NAME)	(NAME)	086-14-0D-044.00-CO
114 Hermitage Point Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TAMMI MICHELLE CRAWFORD AND TERRENCE M. CRAWFORD, SR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALISON E. POWERS, AN UNMARRIED WOMAN AND MICHAEL KENTON JORDAN, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Being Lot 44, as shown on the Hermitage Point, Phase 1, Cluster lot subdivision, Plat of record in Instrument No. 20190225-0016873, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a full and complete description thereof.

Being the same property conveyed to Tammi Michelle Crawford and Terrence M. Crawford, Sr., wife and husband by Warranty Deed from Southeastern Development Enterprise LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190724-0072417 Register's Office for Davidson County, Tennessee, dated July 19, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 114 Hermitage Point Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 24 day of February, 2022

TAMMI MICHELLE CRAWFORD

TERRENCE M. CRAWFORD, SR.

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 Tammi Michelle Crawford and Terrence M. Crawford, Sr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of February, 2022.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23