Karen Johnson Davidson County
Batch# 811422 DEEDWARR
02/25/2022 11:24:05 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20220225-0021683

WARRANTY DEED

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. AT-22-2083

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2022

Notary Public

MY COMMISSION EXPIRES: 1-23-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim D. Crowder and Mary S. Woods	New Owner	
(NAME)	(NAME)	
505 Haynes Street	3525 Cartridge Dr	071-05-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37204	
(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, I/we, **CT Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim D. Crowder and Mary S. Woods, a married couple**, HEREINAFTER CALLED THE GRANTEE, 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. 26 on the Map of E. T. Brown's subdivision of Parts of Lots Nos. 9 and 10 of Brooklyn, as of record in Plat Book 332, Page 60, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 Fronts 50 feet on the northerly side of Haynes Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George E. Chatman and wife, Jemima Chatman by Warranty Deed from Julius Doochin and wife, Sonia Doochin of record in Book 5615, Page 464, Register's Office for Davidson County, Tennessee, dated June 16, 1980 and recorded on June 20, 1980.

The said George E. Chatman is now deceased, having died on or about July 31, 2003, leaving Jemima Chatman as the surviving tenant by the entirety. The said Jemima Chatman is deceased having died on or about February 14, 2008 and devised said property to Jacqueline Chatman Perry, James Evans Chatman and Jerry Eugene Chatman. See Docket No. 08P632 in the Circuit Court for Davidson County, Tennessee, in the matter of Estate of Jemima Jenkins Chatman.

Being the same property conveyed to James E. Chatman, Jacqueline L. Perry, and Jerry E. Chatman by Executor's Quitclaim Deed from James E. Chatman of record in Instrument No. 20081017-0104623 in the Register's Office for Davidson County, Tennessee, dated October 13, 2008 and recorded on October 17, 2008.

Being the same property conveyed to Jacqueline L. Perry by Quitclaim Deed from James E. Chatman and Jerry E. Chatman of record in Instrument No. 20081017-0104624 Register's Office for Davidson County, Tennessee, dated October 13, 2008 and recorded on October 17, 2008, and Scrivener's Affidavit, recorded in Instrument No. 20211020-0140951 in the said Register's Office.

Being the same property conveyed to CT Properties, by Warranty deed from Jacqueline L. Perry, unmarried of record in Instrument No. 20211203-0160617 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on December 03, 2021.

This is property more commonly known as 505 Haynes Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of February, 2022.

CT Properties LLC, a Tennessee Limited Liability Company

By: _____
Katrinia Frierson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared Katrinia Frierson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of CT Properties LLC, the within named bargainor, a Limited Liability Company, and that such Katrinia Frierson as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, TN, this 24th day of February, 2022.

_____
Notary Signature

Printed Name: Elizabeth Cooper

My commission expires: _____

