THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239806**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 21st day of March, 2022. Notary Public My Commission Expires

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson Davidson County
Batch# 826012 DEEDWARR
03/22/2022 10:57:50 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20220322-0032725

WARRANTY DEED

Address New Owner: Julia Marie Nettles and Jesse Dodger Clemons 1102 Elliston Street Old Hickory, TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044 15 0 266.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erin M. Crawford, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julia Marie Nettles and Jesse Dodger Clemons, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 91 on the Plan of Section "C", Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erin M. Crawford, unmarried, by Warranty Deed from Jamie M. Gray, unmarried, and Tina M. Hudgens, unmarried woman, of record in Instrument No. 20200706-0072434, in the Register's Office of Davidson County, Tennessee, dated July 02, 2020 and recorded on July 06, 2020.

Being the same property conveyed to Jamie M. Gray, unmarried and Tina M. Hudgens, unmarried woman, by Warranty Deed from David M. Shearon and Christopher W. Cornish, of record in Instrument No. 20150529-0049629, in the Register's Office of Davidson County, Tennessee, dated May 26, 2015 and recorded on May 29, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section "C", Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 66.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Property Survey Village of Old Hickory, as recorded in Plat Book 1424, Page(s) 69; Plat Book 1835, Page(s) 87.

This is improved property located at 1102 Elliston Street Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18 day of March, 2022.

Erin M Crawford

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin M Crawford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of March, 2022.

Erica M. Chambers
Notary Public
My Commission Expires: 2/19/2023

Commonwealth of Pennsylvania - Notary Seal
Erica M Chambers, Notary Public
Philadelphia County
My Commission Expires February 19, 2023
Commission Number 1288430