Karen Johnson Davidson County
Batch# 832984 DEEDWARR
04/01/2022 09:28:47 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220401-0037816

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT220100021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of March, 2022

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes, LLC **637 Nevins Pl.** **Nolensville, TN 37135**	**SAME**	**081-06-0-477.00**

FOR AND IN 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,

Blackford, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

American Homes, LLC, a Tennessee limited liability company

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:

LAND in Davidson County, Tennessee, being Lot No. 3, John A. Bell's Subdivision of the Mary J. Fox Land, as shown on plat of record in Plat Book 332, Page 41, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Blackford, LLC by Quitclaim Deed from Lacy R. Blackwell, now known as Lacy Blackwell Crawford, dated 3/29/2019 and recorded 4/15/2019 in Instrument No. 20190415-0034046; and being part of the same property previously conveyed to Lacy R. Blackwell by Warranty Deed from Henry E.L. Lindsay, Jr., dated 4/24/2014 and recorded 4/28/2014 in Instrument No. 20140428-0035572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1712 Simpkins St., Nashville, TN 37208**
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 our hands this 29th day of March, 2022.

Blackford, LLC

BY: _____
Lacy Blackwell Crawford, Member

BY: _____
William Boyd Crawford, Jr. Member

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lacy Blackwell Crawford and William Boyd Crawford, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Members of Blackford, LLC the within named bargainor, and corporation, and that they as such Members being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lacey Blackwell Crawford and William Boyd Crawford, Jr. as such Members.

Witness my hand and official seal at office at Chattanooga, Tennessee, on this the 29th day of March, 2022.

Commission Expires: 9/24/2023

_____
Notary Public

CALLIE LECOMPTE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF HAMILTON