Karen Johnson Davidson County
Batch# 840281 DEEDWARR
04/18/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220418-0043881

WARRANTY DEED

MARSAN-H22097

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF April, 2022.

(Affix Seal) Notary Public

My Commission Expires: 7/24/24

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joanne Marsan and Richard Marsan, husband and wife	NEW OWNERS	032.00-0-013.00
4240 Brick Church Pike		
Whites Creek, TN 37189		

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, CARRIE A. CRAWFORD AND ROBERT D. CRAWFORD, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOANNE MARSAN AND RICHARD MARSAN, HUSBAND AND WIFE, 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:

Beginning at a spike in the center of Brick Church Pike, same being the northeasterly corner of the property conveyed to Gerald D. Clinard and wife, JoAnne L. Clinard by deed of record in Book 2932, Page 474, Register's Office for Davidson County, Tennessee; thence with said Clinard's northerly line North 61 degrees West 210 feet to a point; thence North 29 degrees East; 300 feet to an iron pin; thence South 61 degrees East 210 feet, more or less, to a point in the center of said Brick Church Pike; thence with the center of the same, South 23 degrees West 300 feet more or less to the beginning.

Being the same property conveyed to Carrie A. Crawford and husband, Robert D. Crawford by deed from Robert D. Crawford, married of record in Book 201207020057981, recorded on 07/02/2012, Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 4240 Brick Church Pike, Whites Creek, Tennessee 37189 .

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 8th day of April, 2022 :

Carrie A. Crawford
Carrie A. Crawford

Robert D. Crawford
Robert D. Crawford

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CARRIE A. CRAWFORD AND ROBERT D. CRAWFORD, WIFE AND HUSBAND, the bargainor(s), 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 at Sumner County, Tennessee, this 8th day of April, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/8/2022 (date of document).

Jennifer Russell
Affiant Signature

4/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of April 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

