Karen Johnson Davidson County
Batch# 845683 DEEDWARR
04/26/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20220426-0047748

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-16985-TC

PATRICIA DARNELL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public
My Commission Expires: 02-01-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan Wellington Kilmer 942B 31st Ave N. Nashville TN 37209	New Owner	092-06-0E-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles Jeffrey Crump, A Single Man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Wellington Kilmer**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 942B of Grant Estates, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Grant Estates, a Horizontal Property Regime, of record in Instrument Number 20180828- 0084964, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Charles Jeffrey Crump, A Single Man, by Warranty Deed from Grant Ventures, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200206-0013967, in the Registers Office of Davidson County, Tennessee, dated February 05, 2020 and recorded on February 06, 2020.

This is improved property located at: **942 B 31st Avenue North, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 14th day of April, 2022.

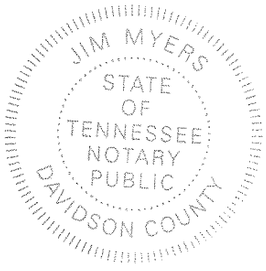
GRANTOR:

Charles Jeffrey Crump

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Jeffrey Crump, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2022.



Notary Public
My Commission expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 04-14-2022 (date of document).

Affiant Signature

04-14-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

