Karen Johnson Davidson County
Batch# 851043 DEEDWARR
05/05/2022 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220505-0051822

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-1922

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2022

Notary Public

Commission Expires: 11-12-2025

JALANIE STEVENSON
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Cargill, Kimberly M. Cargill, and Robin Crutcher 92 Jay Street Nashville, TN 37210	Planters Bank, Inc. 325 Commerce Street Clarksville, TN 37040	119-06-0-039.00

WARRANTY DEED

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, I/WE,

Wanda Tilley, a single woman and James Johnson, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Cargill and Kimberly Cargill, husband and wife, and Robin Bronson Crutcher, a single woman,

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 on the Plan of Part of the W. C. Miller Home Place Sterling Heights Section Two of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anita B. Murray by Warranty Deed from Patricia Shelton, unmarried, of record in Instrument No. 20010802-0082601 Register's Office for Davidson County, Tennessee, dated July 31, 2001 and recorded on August 2, 2001. Said Anita B. Murray, aka Anita Helen Bond Murray, died on or about December 29, 2020. Reference is made to the last will and testament of Anita Helen Bond Murray admitted to probate in the 7th Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21-P-1739. Reference is further made to the Letters Testamentary issued to Wanda Tilley, Executor of the Estate of Anita Helen Bond Murray in said court.

Being the same property conveyed to Wanda Tilley and James Johnson by Executrix's Quitclaim Deed from Wanda Tilley, Executrix of the Estate of Anita Helen Bond Murray, deceased, of record in Instrument No. 20220210-0015318 Register's Office for Davidson County, Tennessee, dated February 2, 2022 and recorded on February 10, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 92 Jay Street, Nashville, TN 37210

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 so 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.

Dated this the 22nd day of April, 2022.

Wanda Tilley

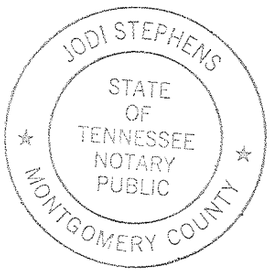
James Johnson

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 22nd day of April, 2022, before me personally appeared Wanda Tilley and James Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

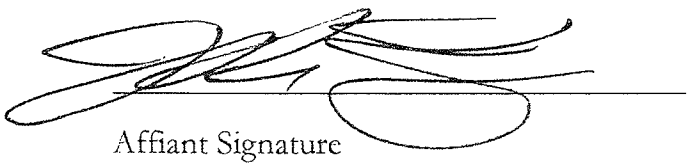
Witness my hand, at office, this 22nd day of April, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 4/27/22.



Affiant Signature

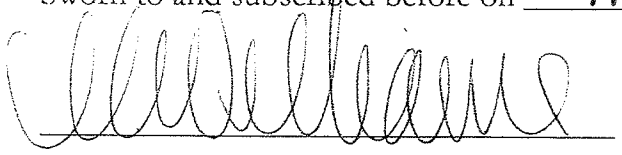
4/27/22

Date

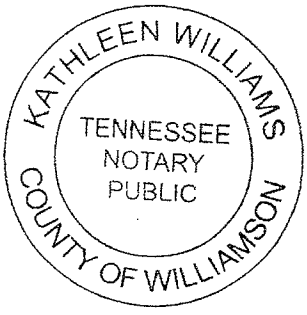
State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/27/22.



Notary Public



My Commission Expires: 5.23.23