Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-CT-22-620

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 856293 DEEDWARR
05/17/2022 08:17:14 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220517-0056312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $380,000.00

Subscribed and sworn to before me this 11 day of May, 2022.

Notary Public Affiant

My Commission Expires: _____

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Taylor Cooney & Lena Cooney **620 Templewood Drive** **Nashville, Tennessee 37214**	**Same as new owner.**	**096-10-0-293.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ZACKERY REEVES CRYSTAL AND ELISE TAYLOR CRYSTAL, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **TAYLOR COONEY AND LENA COONEY, MARRIED TO EACH OTHER,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 623, as shown on the map entitled the Plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ZACKERY REEVES CRYSTAL, A MARRIED MAN, by deed from STORY LAURENT N/K/A STORY LAURENT-CRAIG, A MARRIED WOMAN, of record in Instrument No. 20191101-0112577, dated October 18, 2019, said Register's Office.

Further being the same property conveyed to ZACKERY REEVES CRYSTAL AND ELISE TAYLOR CRYSTAL, HUSBAND AND WIFE, by quitclaim deed from ZACKERY REEVES CRYSTAL, A MARRIED MAN, of record in Instrument No. 20200717-0078761, dated July 15, 2020, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 5 day of May, 2022.

ZACKERY REEVES CRYSTAL

ELISE TAYLOR CRYSTAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **ZACKERY REEVES CRYSTAL**, the within named Bargainor, 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 Goodlettsville Tennessee, this the 5 day of May, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **ELISE TAYLOR CRYSTAL**, the within named Bargainor, 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 Goodlettsville Tennessee, this the ____ day of March, 2022.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026