WARRANTY DEED

Karen Johnson Davidson County
Batch# 858306 DEEDWARR
05/18/2022 02:40:39 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20220518-0057676

File #22-KA-0127-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary J. Schick and Gail E. Schick	New Owner	
(NAME)	(NAME)	**172-01-0A-081.00-CO**
127 Chuzzlewit Down		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kevin Crawford and Laura Crawford, husband and wife,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY J. SCHICK AND GAIL E. SCHICK, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 81 on the Plan of Copperfield Revised of record in Plat Book 6900, Page 555 through 559, all inclusive, 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 Kevin Crawford and Laura Crawford, husband and wife by Warranty deed from Jeremy Quick and wife, Michelle Quick of record in Instrument No. 20200325-0032196 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 25, 2020.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 6900, Page 555 through 559, all inclusive, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Book 7071, Page 482 and First Amendment in Book 7208 Page 889 and in Instrument No. 20191127-0122984, Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 6779, Page 296 and Re-recorded in Book 6783 Page 973, in the Register's Office for Davidson County, Tennessee.
* Charter of record in Book 7200, Page 824, Book 7500 Page 941 and Book 7496 Page 162, in the Register's Office for Davidson County, Tennessee.
* Transmission Line Easements in Book 2437, page 8 and Book 2438, page 376, Register's Office for Davidson County, Tennessee.
* Conveyance of common areas in Book 7150, page 358, Register' s Office for Davidson County, Tennessee.
* Conveyance of water and/or sewer lines in Book 7593, page 488 and Book 7593, page 511, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **127 Chuzzlewit Down, Brentwood, TN 37027**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th day of May, 2022.

Laura Crawford

Laura Crawford

Kevin Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Laura Crawford, 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 17th day of May, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Kevin Crawford, 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 17th day of May, 2022.

C. Loy Carney

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204