Karen Johnson Davidson County
Batch# 866909 DEEDWARR
06/03/2022 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220603-0064087

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00 GRANT SUBSCRIBED AND SWORN TO ME ON 05/27/2022. NOTARY PUBLIC MY COMMISSION EXPIRES 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3621

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katelyn Inman	New American Funding	086-16-0-032.00
4240 Valley Grove Drive	650H International Pkwy. Suite 1300	
Hermitage, TN 37076	Plano, Tx 75093	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Diane Bass Crutcher, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katelyn Inman, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 129 on the Plan of Section One, Revised Valley Grove of record in Plat Book 5200, Page 346, Revised in Book 5200, Page 388, 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 Raymond B. Jones, Jr. and wife Minnie B. Jones by Warranty deed from Myrna Gayle Johnson, unmarried of record in Book 7963, page 433, Register's Office for Davidson County, Tennessee, dated October 17, 1989 and recorded on October 19, 1989.

Raymond B. Jones, Jr., died October 17, 2017, vesting title to the subject property to Minnie B. Jones the surviving tenant.

Being the same property conveyed to Diane Bass Crutcher, married, as tenants in common, with rights of survivorship by Quitclaim deed from Minnie B. Jones, unmarried of record in Instrument No. 20220309-0027317 Register's Office for Davidson County, Tennessee, dated February 17, 2022 and recorded on March 09, 2022.

Derrick Crutcher joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4240 Valley Grove Drive Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on May 24, 2022.

Diane Bass Crutcher

Derrick Crutcher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Diane Bass Crutcher and Derrick Crutcher , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 24, 2022.

Notary Public

My Commission Expires: 9/20/25

File #: 2022-3621

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 05/31/2022 ____ (date of ~~document~~).

Affiant Signature

05/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of May, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025