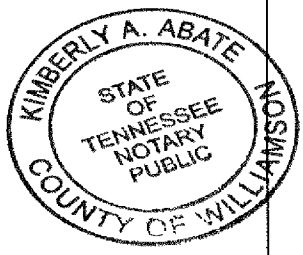
Karen Johnson Davidson County
Batch# 868600 DEEDWARR
06/08/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220608-0065456



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 1-31-2026

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Paul Cruze	New Owner	042-15-0-069
(NAME) 110 East Marthona Road	(NAME)	
(ADDRESS) Nashville TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

JAMES M. ALLRED AND CHELSEA L. KING, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY PAUL CRUZE, AN UNMARRIED MAN,

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 the 11th, formerly 19th, Civil District of Davidson County, Tennessee, Being Lots Nos. 200, 201, 202, 203, 204, 205, 206, & 207 of Block "B" on the Plan of Marthona, not of record, described according to a printed copy of said plan, as follows:

Beginning on the Westerly margin of Ezell Road (Now East Marthona Road) at a point 341.9 feet south of the southerly margin of Old Hickory Blvd; thence north 66 degrees 2 minutes west 432.3 feet, more or less, to the easterly line of Lot No. 31; thence with the easterly line of said Lots Nos. 31 to 38 inclusive, southwardly 189.3 feet to the northwest corner of Lot No. 199; thence with the northerly line of Lot No. 199 eastwardly 425.35 feet, more or less, to the westerly margin of Ezell Road (now East Marthona Road); thence with said road northwardly 189.3 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is .98 acre previously sold to Pedro Ryes, of record in Instrument # 20080707-0069491, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Allred, an unmarried man and Chelsea L. King, an unmarried woman by Deed dated December 9, 2008 from David Ronald Scutt and wife, Pauline Louise Dunn Scutt, recorded December 12, 2008, in Instrument Number 20081212-0119687, in the Official Records of Davidson County, Tennessee. Said James M. Allred and Chelsea L. King having since married.

LT&E File #19280

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 110 East Marthona Road, Nashville, TN 37115

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. 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 31st day of May, 2022

James M. Allred

Chelsea L. King

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of May, 2022, before me personally appeared James M Allred and Chelsea L. King, 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 31st day of May, 2022.

Notary Signature
My commission expires: 1/23/2024

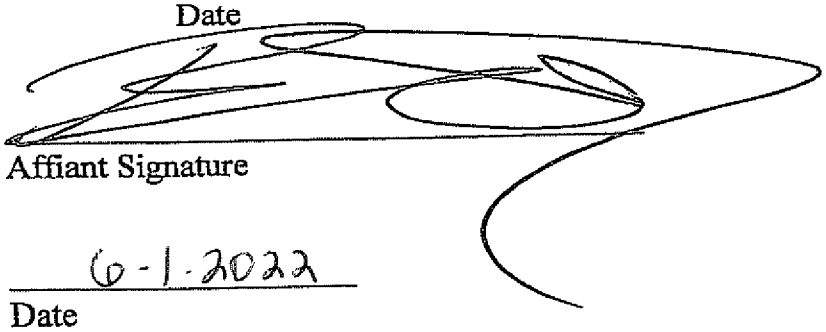
WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19280

Certificate of Authenticity

I, Blake Harris Reynolds, 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

May 31, 2022
Date



Affiant Signature

6-1-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

My Commission Expires: 7/9/22
Date

Notary's Seal (is on paper)

