WARRANTY DEED

Karen Johnson Davidson County
Batch# 868995 DEEDWARR
06/09/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20220609-0065810

State of Tennessee
County of ~~Rutherford~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 2/12/25

(AFFIX SEAL)

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Seth Thomas McCraw	Bank of Tennessee	136-10-0B 066.00 CO
(NAME)	(NAME)	
3565 Seneca Forest Drive	301 E. Center St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lacy Alexandria Warren and Robert Dehoff, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth Thomas McCraw, 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 Davidson **County, Tennessee, being Unit No. 30 on the Plan of a Revision of Lots 31-32, 39 & 40 on Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest, of record in Book 6250, Page 49, as amended in Book 9773, Page 172, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Lacy Alexandria Warren and Robert Dehoff, wife and husband by deed of record in Instrument No. 20210120-0008585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 3565 Seneca Forest Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 1st day of June, 2022.

Lacy Alexandria Warren

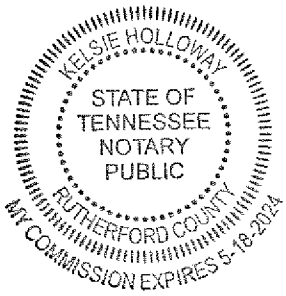
Robert Dehoff

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lacy Alexandria Warren and Robert Dehoff the bargainor(s), 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 seal this 1st day of June, 2022.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22643

I, Sheri Eyrl, 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 this 1st day of June, 2022

Sheri Eyrl

Dated 6/2/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 2nd day of June, 2022

My commission expires: 2/12/23

Notary Public

