THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee COUNTY OF Williamson
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $705,000.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires: 3/15/25

HANNAH LEWIS NOTARY PUBLIC TENNESSEE My Comm. Exp. 3/15/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 870715 DEEDWARR
06/13/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20220613-0067211

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Michael Crawford 3850 Hutson Ave Nashville TN 37216	New Owner	Tax Parcel ID No. 061-10-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEC STRICKLAND AND CAROLINE STRICKLAND, HUSBAND AND WIFE** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MICHAEL CRAWFORD** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-Subdivision of Lot 233 on the Plan of Maplewood Heights Second Subdivision of record in Plat at Instrument No. 20170712-0070084, 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 Alec Strickland and Caroline Strickland, husband and wife by Warranty deed from Baugher Homes 105, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200324-0031698 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 24, 2020. (Value of consideration shown in aforementioned deed $484,000.00.)

This is improved property commonly known as: **3850 Hutson Ave, Nashville TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31 day of May, 2022.

ALEC STRICKLAND

CAROLINE STRICKLAND

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEC STRICKLAND AND CAROLINE STRICKLAND,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31st day of May, 2022.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

Certificate of Authenticity

I, Joshua A. Terry, 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 5-31-22.

Affiant Signature

6-6-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6-6-22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON