Karen Johnson Davidson County
Batch# 873612 DEEDWARR
06/17/2022 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220617-0069565

WARRANTY DEED

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

C. Walsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hollis Edwards	New Owner	
(NAME)	(NAME)	049-00-0-025.00
4673 Clarksville Pike	4673 Clarksville Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville TN 37218	
(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, **Robbie G. Crite, formerly known as Robbie G. Turner, married**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hollis Edwards, a single man, as sole owner,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 13th Civil District of Davidson County, Tennessee, being part of Tract No. 1 as shown on a survey made January 3, 1958, by George W. Watkins, Surveyor, and part of Tract no. 3 as shown on Survey made by George W. Watkins, Surveyor, February 28, 1958, described together in part according to a survey made by John Kohl, Surveyor, dated 3-1-72, Job No. W72-8827, as follows:

Beginning at a point in the Westerly margin of Clarksville Highway, also known as State Highway No. 112, said point being the Southeasterly terminus of the curve connecting said Westerly margin and the Southerly margin of West Port Drive, also known as Westport Drive, as said curve and West Port Drive were established by instrument of record in Book 3031, Page 24, Register's Office for said county; thence along said curve Northwestwardly 39.27 feet to a point in the Southerly margin of West Port Drive; thence with the Southerly margin of said Drive, South 87 degrees 08 minutes West 226.3 feet, more or less, to an iron pin in the Westerly margin of Tract No. 3; thence, in a line parallel with and 30 feet South of West Port Drive, South 89 degrees 53 minutes West 34.2 feet to the Easterly line of property conveyed to Donald E. Winter by deed of record in Book 3186, page 91, said Register's Office; thence, along Winters' Easterly line, South 0 degrees 07 minutes West 89.5 feet to the Northwesterly corner of the property conveyed to Erna M. Freudeman by deed of record in Book 3177, Page 371, said Register's Office; thence, along the Northerly line of the last mentioned property and along the Northerly line of the property conveyed to Erna M. Freudeman by deed of record in Book 2794, Page 99, said Register's Office, North 87 degrees 45 minutes East, passing the Northerly common corner of said Freudeman's properties at 37.4 feet, a total distance of 291.0 feet, more or less, to an iron pin in the Westerly margin of Highway No. 112; thence, in a Northerly direction on a slight curve with a radius of 8559.4 feet, along the Westerly margin of Clarksville Highway, 98 feet to the beginning.

Being the same property conveyed to Robbie G, Turner, unmarried by Warranty deed from Andrew J. Huff, Jr. and wife, Jesse P. Huff of record in Instrument No. 20041118-0138522 Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on November 18, 2004.
Being the same property conveyed to Michael Gardner, a married man by Warranty deed from Robbie G, Turner of record in Instrument No. 20070320-0033515 Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on March 20, 2007.

In regard to the Estate of Michael Gardner in the Seventh Circuit Court for Davidson County, Tennessee, an Order is recorded in Instrument No. 2021122-0169123 and Instrument No. 20211207-0161660 in said Register's Office. The Court found that said Warranty Deed 20070320-0033515 was executed by Mary C.

Gardner as attorney in Fact for Robbie G. Turner without the consent and knowledge of Robbie G. Turner who is now known as Robbie G. Crite and that the said Warranty Deed should be set aside. It was ordered, adjudged, and decreed that title to the property be conveyed from the estate to Robbie G. Crite. *Grantor warrants that this property is not their primary residence, and that said property has been used for investment purposes only and was never used as a marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4673 Clarksville Pike Nashville, TN 37218
(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 hand this 13th day of June, 2022.

Robbie G Crite, formerly known as Robbie G Turner

Robbie G. Crite, formerly known as Robbie G. Turner

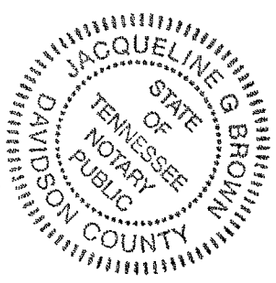
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Robbie G. Crite, formerly known as Robbie G. Turner**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 6/13/22.

Affiant Signature

6/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of ~~April~~ June, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022