Warranty Deed

Karen Johnson Davidson County Batch# 883569 DEEDWARR 07/05/2022 08:52:30 AM 3 pgs Fees: $18.00 Taxes: $1,850.00 20220705-0077007	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Affiant Subscribed and sworn to before me, this the 1st day of July, 2022. Notary Public My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Morgan D. Crawford and Kellan Pontarolo	New Owner(s)	071-12-0-059.00
1842 Joy Circle		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL MICHELLE WORKS AND DANIEL BLAKE SHELBY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MORGAN D. CRAWFORD, AN UNMARRIED PERSON AND KELLAN PONTAROLO, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), 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 Davidson County, Tennessee, being Lot No. 23 on the Plan of "Joywood", a Subdivision of Nashville of record in Plat Book 974, Page 45, 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 Rachel Michelle Works, an unmarried woman and Daniel Blake Shelby, an unmarried man, as joint tenants with common law rights of survivorship by Warranty deed from Alexander Creveling, a single man of record in Instrument No. 20200826-0096959 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 26, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1842 Joy Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2022.

Rachel Michelle Works

Daniel Blake Shelby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Michelle Works and Daniel Blake Shelby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2022.

Notary Public

My Commission Expires: May 7, 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 1, 2022.

J. Carlton Drumwright

July 1, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 1, 2022.

Notary

My Commission Expires: 12/18/22

