Warranty Deed

Karen Johnson Davidson County Batch# 892510 DEEDWARR 07/22/2022 12:20:30 PM 3 pgs Fees: $18.00 Taxes: $3,330.00 20220722-0084165	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Jamekia Jones Affiant Subscribed and sworn to before me, this the 21st day of July, 2022. Notary Public My commission expires:

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

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:
Crystal Block Purnell	New Owner(s)	081-12-0-168.00
1607 9th Avenue North		
Nashville, TN 37208		

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, **JENNIFER N. COFFIN AND ROBERT L. MCCRARY, JR, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRYSTAL BLOCK PURNELL, A SINGLE WOMAN,** 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. 190 on the Plan of McGavock, Wetmore and others in addition to Nashville Called the "Town of McGavock" of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Fronting 50 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennifer N. Coffin by Warranty deed from CLS Investment Properties, Inc., a Tennessee Corporation of record in Instrument No. 20051028-0130703 Register's Office for Davidson County, Tennessee, dated September 20, 2005 and recorded on October 28, 2005.

Being the same property conveyed to Jennifer N. Coffin and Robert L. McCrary, Jr., with right of survivorship by Quitclaim deed from Jennifer N. Coffin of record in Instrument No. 20051102-0132898 Register's Office for Davidson County, Tennessee, dated September 20, 2005 and recorded on November 02, 2005.

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 1607 9th Avenue North, Nashville, TN 37208, 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 21st day of July, 2022.

Jennifer N. Coffin

Robert L. McCrary, Jr. by Jennifer N. Coffin, his Attorney-in-Fact
Robert L. McCrary, Jr.
by Jennifer N. Coffin, his Attorney-In-Fact

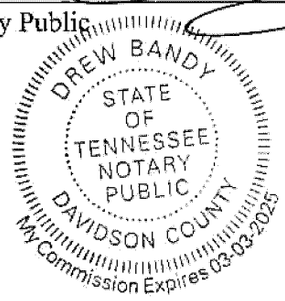
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer N. Coffin, individually and as Attorney-in-Fact for Robert L. McCrary, Jr, 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 21st day of July, 2022.

Notary Public

My Commission Expires: 3·3·25



Certificate of Authenticity

I, Jameika Jones, 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 7/21/2022.

Date

Jameika Jones

Affiant Signature

7/22/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of July, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)