Karen Johnson Davidson County
Batch# 893670 DEEDWARR
07/26/2022 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220726-0084996

WARRANTY DEED

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas M. Griffin	Thomas M. Griffin	09113000200
(NAME)	(NAME)	
106 Ashton Park Drive	106 Ashton Park Drive	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(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, I, **Dorothy McFarlin Crabtree,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas M. Griffin,** 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 Lot No. 41, Block E on the Plan of Crolywood Subdivision, Section II, as of record in Book 1130, Page 100, Register's Office for said County.

Said Lot No. 41 fronts 60 feet on the northerly side of Columbia Avenue and runs back between lines, 197.1 feet on the westerly line and 154.8 feet on the easterly line to a dead line on which is measures 90 feet.

Being the same property conveyed to Billy Kempf Crabtree and wife, Dorothy McFarlin Crabtree by deed dated July 30, 1962 from James R. Dilworth and wife, Claytie M. Dilworth of record in Book 3407, Page 71, Register's Office for Davidson County, Tennessee. The same Billy Kempf Crabtree has since died on December 28, 1997 survived by his wife, Dorothy McFarlin Crabtree.

unimproved ☐

This is improved ☑ property, known as 6362 Columbia Avenue, Nashville, TN 37209
(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 22nd day of July, 2022.

Dorothy McFarlin Crabtree

Dorothy McFarlin Crabtree

State of Tennessee
County of Davidson

On this 22nd day of July, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dorothy McFarlin Crabtree, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 22nd day of July, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 22-Griffin

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/22/2022** (date of document).

Affiant Signature

7/22/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **July**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

