This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone

Karen Johnson Davidson County
Batch# 897297 DEEDWARR
08/02/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,242.20
20220802-0087780

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THOMAS B. CRUTCHER AND WIFE, TERRI D. CRUTCHER**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN MOORHEAD AND TAYLOR LINTELMAN, BOTH SINGLE PERSONS, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 182 ON THE PLAN OF SHEPHERD HILLS, SECTION 8, AS OF RECORD IN BOOK 2854, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT FRONTS 165 FEET ON THE NORTHEASTERLY SIDE OF TWIN HILLS DRIVE, AND RUNS BACK 333.9 FEET ON THE SOUTHEASTERLY LINE AND 415.6 FEET ON THE NORTHWESTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 87 FEET.

BEING THE SAME PROPERTY CONVEYED TO THOMAS B. CRUTCHER AND WIFE, TERRI D. CRUTCHER, DATED MAY 3, 1991 AND RECORDED ON MAY 9, 1991, OF RECORD IN BOOK 8349, PAGE 127, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **309 TWIN HILLS DRIVE, Madison, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 28th day of JULY, 2022.

Thomas B. Crutcher
THOMAS B. CRUTCHER

Terri D. Crutcher
TERRI D. CRUTCHER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, THOMAS B. CRUTCHER and TERRI D. CRUTCHER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 28th of July, 2022.

Notary Public

My Commission Expires: 7-2-24

DAVID KILLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $606,000.00.

Affiant

Subscribed and sworn to before me, this the 28TH day of JULY, 2022.

NOTARY PUBLIC
My commission expires 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) as follows:
AUSTIN MOORHEAD
309 TWIN HILLS DRIVE
MADISON, TENNESSEE 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).:
034070/051.00

True Copy Certification

I, **Diane March,** 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 this the 28th day of July, 2022.

Affiant Signature
Date 07/28/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

