Karen Johnson Davidson County
Batch# 908691 DEEDWARR
08/26/2022 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $4,014.50
20220826-0096616

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,085,000.00.

Affiant

Subscribed and sworn to me on August 25th, 2022.

NOTARY PUBLIC

My Commission Expires: 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

CORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(TODDA.BRICKER, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35992

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Michelle A. Lane 1106 Caldwell Avenue Nashville, TN 37204	NEW OWNER	105-9-T-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Matthew Crawford and Kandace Crawford, husband and wife,**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Michelle A. Lane,** Single Woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Caldwell Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, together with the appurtenant interest in all Common and Limited Common Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Caldwell Avenue Homes. a Horizontal Property Regime with Private Elements, of record as Instrument No.20140416-0032010, Registers Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Avenue Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140416-0032010, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Matthew Crawford and Kandace Crawford, husband and wife, by Warranty Deed from 1102 Caldwell, LLC, a Tennessee limited liability company, recorded on October 12, 2015 as Instrument No. 20151012-0103570, Register's Office for Davidson County, Tennessee. The said Matthew Crawford is also known as Matthew David Crawford and Kandace Crawford is also known as Kandace Noelle Crawford.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140416003201O, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent, that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
3. Charter of record in Instrument Number 20140416-0032009, in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants for Detached Structure of record as Instrument No. 20180418-0036363, Register's Office for Davidson County, Tennessee.
5. The rights of others in and to the common areas and/or elements.
6. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

1106 Caldwell Avenue, Nashville, TN 37204

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, (or successors and representatives), 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 23 day of August, 2022.

Matthew Crawford

Kandace Crawford

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Matthew Crawford and Kandace Crawford to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 23rd, 2022.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/23/2022.

Affiant Signature

8/25/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/25/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON