Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $369,950.00

Affiant

Subscribed and sworn to before me, this 13 day of Sept 2022.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Danny Daza	U.S. Bank N.A.	119-06-0-039.00
92 Jay St	4801 Frederica St	
Nashville, TN 37210	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Cargill and Kimberly Cargill, husband and wife, and Robin Bronson Crutcher, a single woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Danny Daza, married man and Timothy W. McInturff, a married man,** hereinafter called the Grantee(s), their 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 Lot No. 3 on the Plan of Part of the W.C. Miller Home Place Sterling Heights Section Two of record in Plat Book 1424, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more compete description of the property.

Being the same property conveyed to Wanda Tilley and James Johnson by Executrix's Quitclaim Deed from Wanda Tilley, Executrix of the Estate of Anita Helen Bond Murray dated February 2, 2022 of record as Instrument No. 20220210-0015318, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to James Cargill and Kimberly Cargill, husband and wife, and Robin Bronson Crutcher, a single woman, by Warranty Deed from Wanda Tilley, a single woman, and James Johnson, an unmarried man, dated April 22, 2022 of record as Instrument No. 20220505-0051822, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 92 Jay St, Nashville, TN 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 916938 DEEDWARR
09/15/2022 09:35:01 AM 2 pgs
Fees: $13.00 Taxes: $1,368.82

20220915-0102852

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 hand this the 13th day of September, 2022.

James Cargill

Kimberly Cargill

Robin Bronson Crutcher

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Cargill and Kimberly Cargill, and Robin Bronson Crutcher,** the bargainor(s), 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.

Witness my hand and official seal at Clarksville, Tennessee, this the 13th day of September, 2022.

Notary Public

My Commission expires: 6/1/2023

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

FILE NO: 2022087520