Karen Johnson Davidson County
Batch# 958150 DEEDWARR
01/05/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,191.03
20230105-0001057

WARRANTY DEED

CRABBE-H22331

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF December, 2022.

(Affix Seal) Notary Public

My Commission Expires: 3-28-26

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jordan Crabbe and Kevin Kline	New Owner	18-12-A-43 CO
351 Dorr Drive		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **EDWARD CHARLES HOOVER, JR. AND WIFE, TREVA W. HOOVER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **JORDAN CRABBE, AN UNMARRIED WOMAN AND KEVIN KLINE AN UNMARRIED MAN***, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 43 on the Plan of Emerald Cove, of record in Plat Book 6900, Pages 630 & 631, as amended in Book 9112, Page 129, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Edward Charles Hoover, Jr. and wife, Treva W. Hoover by Deed from Barry A. Brewer and wife, Kelly Y. Brewer, dated 06/08/2001 and filed for record on 06/21/2001 in Instrument #20010621-0065674, in Register's Office for Davidson County, Tennessee.

* as joint tenants with the right of survivorship

( ) unimproved

This is (X) improved property known as **351 Dorr Drive, Goodlettsville, Tennessee 37072** .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 22nd day of December, 2022 :

Edward Charles Hoover, Jr.

Treva W. Hoover

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named EDWARD CHARLES HOOVER, JR. AND TREVA W. HOOVER, 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 Sumner County, Tennessee, this 22nd day of December, 2022.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

Certificate of Authenticity

I, Tonya Loftin, 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

December 22, 2022.

Date

Tonya Loftin

Affiant Signature

January 5, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of January, 20 23.

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)