WARRANTY DEED

Karen Johnson Davidson County
Batch# 966252 DEEDWARR
02/01/2023 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230201-0007452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 200
Brentwood, TN 37027

File No.: 2023-0002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessica Brown and Christopher Brown	New Owner	14715003200
(NAME)	(NAME)	
555 Highcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Five Thousand And No/100 Dollars ($405,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SCOTT KEY CRIDER AND JENNIFER CRIDER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA BROWN AND CHRISTOPHER BROWN, WIFE AND HUSBAND**, 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(s) 59, as shown on the map entitled Plan of Whispering Hills, Section I, of record in Book 2331, Pages 82-84, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SCOTT KEY CRIDER AND JENNIFER CRIDER, HUSBAND AND WIFE, by deed from PATRICK THORNTON AND WIFE, RACHEL THORNTON, of record in Instrument No. 20181113-0111594, dated November 8, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 555 Highcrest Drive, Nashville, TN 37211
(House No.) (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 our hands this 1st day of February, 2023.

Scott Key Crider

Jennifer Crider

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of February, 2023, before me personally appeared Scott Key Crider and Jennifer Crider, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/1/23 (date of document).

Affiant Signature

2/1/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON