WARRANTY DEED

Karen Johnson Davidson County
Batch# 973394 DEEDWARR
02/23/2023 09:43:26 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20230223-0012717

RACHEL L. HAWAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY 2023

Notary Public

MY COMMISSION EXPIRES: APR 26 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas McLaughlin Emily R. McDaniel	American Pacific Mortgage Corporation	Parcel ID 160 4 0 02700
(NAME)	(NAME)	
487 Oakley Dr.	3000 Lava Ridge Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Rosevilel, California 95661	6th C.D.
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **David Criswell,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Thomas McLaughlin and Emily R. McDaniel, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 6th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 181 on the Plan of Brentwood Hall Section VI, as shown by plat and survey of record in Book 2331, page 20, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to David Criswell by deed dated December 22, 2020 from Amanda Joanne Whitworth and Thomas Ryan Nabors, as shown of record in Instrument #20201230-0154528, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the primary or marital residence of Grantor it has been used exclusively for investment purposes.

This conveyance is subject to Restrictive Covenants as shown of record in Record Book 2393, page 339, Register's Office of Rutherford County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 487 Oakley Dr., Nashville, TN 37220
(House Number) (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 my/our hands this 21 day of February, 2023.

David Criswell

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID CRISWELL the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of February, 2023.

Notary Public
My Commission Expires: 4-18-2025

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY