THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143456** Karen Johnson Davidson County Batch# 973443 DEEDWARR 02/23/2023 10:35:45 AM 2 pgs Fees: $13.00 Taxes: $3,478.00 20230223-0012787	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $940,000.00. Affiant Subscribed and sworn to before me, this 22nd day of February, 2023. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Fred Russell Harwell, Jr. and Katherine Marguerite Woosley 106 Craighead Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 05 0 268.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Creighton Titus, an unmarried man and Ashlin Hamilton, an unmarried woman, as joint tenants with rights of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Fred Russell Harwell, Jr., unmarried, and Katherine Marguerite Woosley, unmarried, as joint tenants with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Northerly 40 feet front and 30 feet rear of Lot No. 448 and the Southerly 10 feet of Lot No. 447 on the Map of Richland Realty Co's Division "C" of Record in Book 421, Page 31, of the Register's Office for said County.

Said parts of Lot Nos. 447 and 448 adjoin and front together 50 feet on the Easterly side of Craighead Street and extend back 208 feet, more or less, on the Southerly line and 216 feet, more or less, on the Northerly line to an alley in the rear, measuring 40 feet hereon.

Being the same property conveyed to Creighton Titus, an unmarried man and Ashlin Hamilton, an unmarried woman, as joint tenants with rights of survivorship, by Warranty Deed from Catherine Ann West, of record in Instrument No. 20210121-0009333, in the Register's Office of Davidson County, Tennessee, dated January 21, 2021 and recorded on January 21, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richland Realty Co's Division "C", as recorded in Book 421, Page 31.

This is improved property located at 106 Craighead Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of February, 2023.

Creighton Titus

Ashlin Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Creighton Titus, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2023.

Notary Public
My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashlin Hamilton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of February, 2023.

Notary Public
My Commission Expires: _____

