Karen Johnson Davidson County
Batch# 1004354 DEEDWARR
05/17/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230517-0037055

WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Sharon B Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/17/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-117

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth C. Crafton	New Owner	091 16 0 113.00
(NAME) 300 46th Ave. North	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laurie H. Spradley, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Elizabeth Crafton, unmarried** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the Southerly 48 feet of Lot No. 412 and the Southerly 48 feet of the Westerly 15 feet of Lot 410, Block 20, on the Plan of Charlotte Park Company's 1st Addition to Nashville, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 412 and 410 adjoin and front 48 feet along the Easterly margin of 46th Avenue, formerly Fifth Street, and extend back between parallel lines, 75 feet to a dead line.

Together with Water Line Easements of record in Book 2202, page 95, and Instrument No. 20171010-0103779, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurie H. Spradley, unmarried, by Warranty Deed from Aaron Gumpenberger and Caroline Gumpenberger husband and wife, of record in Instrument No. 20180502-0041862, in the Register's Office of Davidson County, Tennessee, dated May 01, 2018 and recorded on May 02, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) Matters shown on the Plat of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property located at 300 46th Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, unless otherwise herein set out. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 17th day of May, 2023.

GRANTOR:

Laurie H. Spradley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Laurie H. Spradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of May, 2023.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

True Copy Certification

I, Wesley D. Turner, 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 May 17, 2023.

Affiant Signature

Date: 5/17/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 17th day of May, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

