Karen Johnson Davidson County
Batch# 1005034 DEEDWARR
05/18/2023 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230518-0037317

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Erin Gambrell
127 Riner Court
Old Hickory, TN 37138

SEND TAX BILL TO:
COMMUNITY MTG ADVISORS
3401 COLLEGE BLVD, STE 220
LEAWOOD, KS 66211

MAP/PARCEL 053-15-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Carl Thomas Craig, Jr., Karen Craig Chance and Darrell Eugene Craig, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Erin Gambrell, hereafter called the GRANTEES,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Dupontonia Park of record in Plat Book 2900, Page 47, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Carl T. Craig and wife, Martha G. Craig by Warranty deed from The Union Acceptance Corporation, a Tennessee corporation of record in Book 3284, page 273, Register's Office for Davidson County, Tennessee, dated October 6, 1961 and recorded on October 10, 1961. Carl T. Craig, Sr. died May 5, 2014, leaving Martha G. Craig as the surviving tenant by the entirety. Martha G. Craig, also known as Martha Lucille Craig, died November 23, 2022, her estate being administered through Davidson County Probate Court, Docket No. 23P4. Last Will and Testament of Martha Lucille Craig filed in Davidson County Probate Docket 23P4 and also recorded in Instrument No. 20230203-0007899, in the Register's Office for Davidson County, Tennessee, devising subject property to her children, Carl Thomas Craig, Jr., Karen Craig Chance and Darrell Eugene Craig. See also Order (to establish Muniment of Title to Real Property) filed January 18, 2023 in Davidson County Probate Docket 23P4 and also recorded in Instrument No. 20230203-0007898, in the Registers Office for Davidson County, Tennessee, vesting subject property to her children, Carl Thomas Craig, Jr., Karen Craig Chance and Darrell Eugene Craig.

This is improved property known as: **127 Riner Court, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES her heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of May, 2023.

WITNESS MY HAND on this the 15th day of May, 2023.

Carl Thomas Craig Jr.
Carl Thomas Craig, Jr.

Karen Craig Chance
Karen Craig Chance

Darrell Eugene Craig
Darrell Eugene Craig

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Carl Thomas Craig, Jr. Karen Craig Chance and Darrell Eugene Craig,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of May, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $355,000.00.

Amanda Allen
AFFIANT

Subscribed and sworn to before me this the 15th day of May, 2023.

Carmen Coats
NOTARY PUBLIC

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

My Commission Expires:

File No: 230148

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 18, 2023 (date of document).

Affiant Signature

May 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023