Karen Johnson Davidson County
Batch# 1008162 DEEDWARR
05/26/2023 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230526-0039991

WARRANTY DEED

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

BS-L-23-2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lorenza Short **Jesse L. Crite**	**New Owner**	
(NAME) **4861 Indian Summer Dr**	(NAME)	**081-06-0-130-00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT LEE ALRED, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LORENZA SHORT, SINGLE AND JESSE L. CRITE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee:

Lot 17, Cumberland Gardens, as shown on plat of record in Plat Book 2900, Page 3 and 4, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 17 fronts 55 feet on the northerly side of Jenkins Street and extends back 189.5 feet on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 52.9 feet thereon.

Being the same property conveyed to Robert L. Alred and wife, Esther Lee Alred by Warranty deed from Oakmont Development Company, a Tennessee Corporation of record in Book 2930, page 345, Register's Office for Davidson County, Tennessee, dated June 24, 1959 and recorded on August 17, 1959.

Said Robert L. Alred became deceased on August 01, 2003, vesting Esther Lee Alred as surviving tenant. Said Esther Lee Alred became deceased on June 27, 2013, survived by Robert Lee Alred, Jr. and Donna Hughes. Affidavit of Heirship of record in Instrument No. 20141118-0106292, said register's office- Affiant is Robert Allen.

Being the same property conveyed to Robert Lee Alred, Jr. by Quitclaim deed from Donna Hughes, unmarried of record in Instrument No. 20141118-0106293 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on November 18, 2014.

This conveyance is subject to:
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 3 and 4, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2909, Page 135, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2708 Jenkins Street, Nashville, Tennessee 37208-1216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF MAY, 2023.

Robert Lee Alred Jr. by Donna Hughes his Attorney-in-Fact

Robert Lee Alred, Jr. by Donna Hughes his Attorney-in-Fact

STATE OF ~~TENNESSEE~~ North Carolina IJW
COUNTY OF ~~DAVIDSON~~ IJW Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA HUGHES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROBERT LEE ALRED, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT LEE ALRED, JR..

Witness my hand and official seal, this the 24th of May, 2023.

Ian Jemal White

Notary Public
My Commission Expires: 3-1-2026
(SEAL)

IAN JEMAL WHITE
NOTARY PUBLIC
MECKLENBURG COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES 03/01/2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Jordan T. Myers, 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 **5-24-26** (date of document).

Affiant Signature

Date **5-26-2023**

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **May**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: _____

