WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010364 **DEEDWARR**
06/02/2023 08 36 45 AM 2 pgs
Fees $13 00 Taxes $5,531 50

20230602-0041616

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert E Henry	New Owner	116-16-0-B-037 00 CO
(NAME)	(NAME)	
106 Wentworth Avenue		116-16-0-B-038 00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joy Harrison, formerly known as Joy J. Crawford, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Henry and Melissa C. Henry, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract One: 106 Wentworth Avenue (improved)

Land in Davidson County, Tennessee, being Lot No 37 on the Plan of The Iroquois of Nashville, Resubdivision of Lots 37 & 38 of the Second Revision, of record in Book 8250, page 399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Tract Two: 104 Wentworth Avenue (unimproved)

Land in Davidson County, Tennessee, being Lot No 38 on the Plan of The Iroquois of Nashville, Resubdivision of Lots 37 & 38 of the Second Revision, of record in Book 8250, page 399, 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 the same property conveyed to Joy J. Crawford by Warranty Deed from Dawood Darbar and Mumtaz Darbar, husband and wife, dated September 30, 2015, of record in Instrument No 20151002-0100610, Register's Office for Davidson County, Tennessee

unimproved ☐

This is improved ☑ property, known as 106 Wentworth Avenue, Nashville, TN 37215
104 Wentworth Avenue, Nashville, TN 37215

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

The Grantor is now married and the afore-mentioned property being conveyed was not the marital residence of said Grantor

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 I 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 I do further covenant and bind myself, my 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

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 6900, pages 61 and 62 and Book 8250, page 399; Restrictions of record in Book 6657, page 683; Book 6684, page 243; Book 6820, page 732; Book 7523, page 828 and Instrument No. 20190214-0013903; Articles of Incorporation/Charter of record in Book 7661, page 875 and Book 8209, page 304; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 31st day of May, 2023

Joy Harrison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joy Harrison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 31st day of May, 2023

Notary Public
My Commission Expires _____

File No 37540

MISTY M THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027