This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21055-MF

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023

Notary Public
My Commission Expires. 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1019476 DEEDWARR
06/27/2023 01 27 27 PM 2 pgs
Fees $13 00 Taxes $1,017 50
20230627-0048849

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Randall Scott Cuba 195 Graylynn Drive Nashville, TN 37214	Churchill Mortgage Corporation 1749 Mallory Lane Suite 100 Brentwood, TN 37027	095 04 0 177 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jo Beth Crim, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Randall Scott Cuba, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being lot No. 19 on the Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said lot No. 19 fronts 77 feet on the East side of Graylynn Drive and runs back between lines 168 18 feet on the South line and 167 63 feet on the North line, which is a broken line, to a dead line in the rear on which it measures 73.56 feet.

Being the same property conveyed to Jo Beth Crim, by Quitclaim Deed from Lawence A. McGlaughn, of record in Book 11745, Page 655, in the Register's Office of Davidson County, Tennessee, dated November 03, 1999 and recorded on November 17, 1999.

Being the same property conveyed to Jo Beth Crim, by Warranty Deed from Ben C Crim, of record in Book 6811, Page 835, in the Register's Office of Davidson County, Tennessee, dated March 11, 1986 and recorded on March 25, 1986

Being the same property conveyed to Ben C. Crim, by Warranty Deed from Billie Jean Fitzpatrick (now Haynes) and husband, Tucker L. Haynes, of record in Book 5660, Page 790, in the Register's Office of Davidson County, Tennessee, dated October 03, 1980 and recorded on October 06, 1980.

This is improved property located at: **195 Graylynn Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record

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 we 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whenever used, the singular number 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 21st day of June, 2023.

GRANTOR.

Jo Beth Crim

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jo Beth Crim, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2023.

Notary Public
My Commission expires. _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026