WARRANTY DEED

Karen Johnson Davidson County
Batch# 1022927 DEEDWARR
07/05/2023 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20230705-0051398

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/12/24
(AFFIX SEAL)

LINDA S. YOUNG NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jasson Cring	New Owner	062-13-0-009
(NAME)	(NAME)	
3603 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Charles R. McCarter II and Jennifer McCarter, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jasson Cring and Deahna Cring, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, State of Tennessee, being part of Lot No. 31 on the Map of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee, and being Lot No. 1 on the Map of L A Warren's Re-subdivision of part of Lot No. 31, Riverwood Subdivision, reference to which is hereby made for a more complete description.

Being the same property conveyed to Charles R. McCarter, II and Jennifer McCarter, husband and wife by Warranty Deed from Chadwick Perry and wife, Jennifer Perry, dated 09/21/2009, of record in Instrument No. 20090922-0088173, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3603 Brush Hill Road, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 1 day of July, 2023.

Charles R. McCarter II

Jennifer McCarter

State of Georgia
County of Chatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. McCarter II and Jennifer McCarter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of July, 2023.

Notary Public:
My Commission Expires: 7/26/2026

Kyshawna Morell
NOTARY PUBLIC
Effingham County, GEORGIA
My Commission Expires: 7/26/2026

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Britney Garner 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 7/1/23 (date of document).

Affiant Signature

7/5/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of July, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025