Karen Johnson Davidson County
Batch# 1026288 DEEDWARR
07/14/2023 10 03 09 AM 2 pgs
Fees $13 00 Taxes $5,550 00
20230714-0054021

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number 2023-06-539
Parcel ID

Address New Owner	Send Tax Bills To	Map-Parcel No
Charles Crawford and Kathryn Crawford 41 Sturbridge Court, Nashville, TN 37215	Same as New Owner	Map/Parcel 157 08 0A 009 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Murphy Gaw, a single woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Charles Crawford and Kathryn Crawford, husband and wife** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 41 Sturbridge Court, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows

> Land in Davidson County, Tennessee, being Lot No 9 on the Plan of 3rd Revision, Middleton, A Residential Planned Unit Development, as of record in Book 6900, Page 900 (superceding the prior 2nd Revision of Middleton at Book 6900, Page 257), Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot
>
> Being the same property conveyed to Jennifer Jean Gaw, by Quitclaim Deed from Richard Arnold Gaw, of record in Instrument No 20180702-0063743, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018, and recorded on July 02, 2018 Memorandum and Final Decree entered in the Circuit Court for Davidson County, Tennessee, Docket No 14D 2681
>
> Being the same property conveyed to Richard A Gaw and wife, Jennifer M Gaw, by Warranty Deed from Bob Haley, of record in Book 11688, Page 740, in the Register's Office of Davidson County, Tennessee, dated October 01, 1999 and recorded on October 04, 1999

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 heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 10th day of July, 2023

Jennifer Murphy Gaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of July, 2023, before me personally appeared Jennifer Murphy Gaw, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 10th day of July, 2023

Notary Signature
My commission expires 3/11/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,500,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 10 day of July, 2023

Notary Public
My commission expires _____

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027