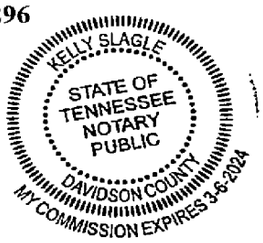
Karen Johnson Davidson County
Batch# 1032618 DEEDWARR
07/31/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230731-0058780

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745296** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $490,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2023. Notary Public My Commission Expires: 3/6/24

WARRANTY DEED

Address New Owner: Dustin Crawford and Patsy Crawford 8545 Whites Creek Pike Joelton TN 37080	Send Tax Bills To: United Wholesale ~~New Owner~~ Mortgage, LLC 585 South Boulevard E Pontiac, MI 48341	Tax Information: Tax Parcel ID No. 004 00 0 111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenn D. Warren and Carol A. Warren, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dustin Crawford and Patsy Crawford, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Described property located in the Fourteenth (14th) Civil District of Davidson County, Tennessee, to Wit:

A Tract shown on Plan Book 4955, Page 112, Register's Office for said county.

Said Tract fronts 247.7 feet on the Westerly side of Tennessee Highway Number 431 and extends back 372.50 feet on the Northerly Line and 395 feet on the Southerly Line to a dead line in the rear measuring 234 feet thereon.

Being the same property conveyed to Glenn D. Warren and Carol A. Warren, husband and wife, by Warranty Deed from Jesse O. Adcox, married, of record in Instrument No. 20110926-0074311, in the Register's Office of Davidson County, Tennessee, dated September 23, 2011and recorded on September 26, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Property Survey for B. L. Chambliss, as recorded in Plat Book 4955, Page(s) 112.

This is improved property located at 8545 Whites Creek Pike Joelton TN 37080

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 27th day of July, 2023.

Glenn D. Warren

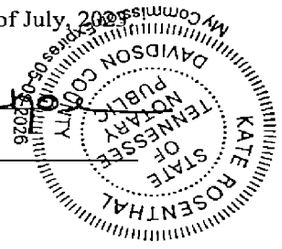
Carol A. Warren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Glenn D. Warren and Carol A. Warren, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/27/23 (date of document).

Affiant Signature

7/31/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 31 day of July, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY