Karen Johnson Davidson County
Batch# 1042076 DEEDWARR
08/24/2023 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20230824-0066200

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845551**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00 Affiant Subscribed and sworn to before me, this 23rd day of August, 2023. Notary Public My Commission Expires:

JONATHAN B HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Michael Thompson and Ellen Thompson 3502 Grayswood Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 05 0 131.00

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, **Charles Weston Crawford and Kathryn Adams Crawford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Thompson and Ellen Thompson, husband and wife, with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. (s) 31, 32 and 33, Block C on the Plan of Revised Plan of The Life and Casualty Insurance Co's subdivision of Woodmont Acres, of record in Plat Book 843, Page 102, 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 Charles Weston Crawford and Kathryn Adams Crawford, husband and wife, by Warranty Deed from Bartholomew J. Kempf and Lucy A. Kempf, husband and wife, of record in Instrument No. 20190115-0003959, in the Register's Office of Davidson County, Tennessee, dated January 14, 2019 and recorded on January 15, 2019.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

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 Revised Plan of The Life and Casualty Insurance Co's subdivision of Woodmont Acres, as recorded in Plat Book 843, Page(s) 102.

This is improved property located at 3502 Grayswood Avenue Nashville TN 37215

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 23rd day of August, 2023.

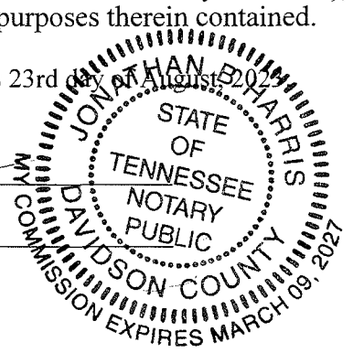
Charles Weston Crawford

Kathryn Adams Crawford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Weston Crawford and Kathryn Adams Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2023.



Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Treese Epperson, 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 8-23-23 (date of document).

Affiant Signature

8-24-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24 day of August, 2023

Notary's Signature

MY COMMISSION EXPIRES: 9-16-23

NOTARY'S SEAL

