Karen Johnson Davidson County
Batch# 1051770 DEEDWARR
09/19/2023 01:19:00 PM 2 pgs
Fees: $13.00 Taxes: $3,390.68
20230919-0073622

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945793**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $916,400.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2023. Notary Public My Commission Expires:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/05/2025 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kathryn Romaine Crawford and Benjamin Colby Crawford 5302A Louisiana Ave Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-0-226.00

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, **Augustine R. Fleischman and Rebecca S. Jensen, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kathryn Romaine Crawford and Benjamin Colby Crawford, wife and husband**, ("Grantees"), their 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(s) 2 , Block 10, as shown on the map entitled Sylvan Park, of record in Plat Book 332, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AUGUSTINE R. FLEISCHMAN AND REBECCA S. JENSEN, HUSBAND AND WIFE, by deed from MATTHEW S. WINN AND WIFE, BRITNEY L. WINN, of record in Instrument No. 20121031-0099894 , dated October 23, 2012 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 103-03-0-226.00.

Matters shown on the Plan of record in Plat Book 332, page 104, said Register's Office.

This is improved property located at 4703 Utah Avenue Nashville TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP 23-4703

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2023.

Augustine R. Fleischman

Rebecca S. Jensen

STATE OF CONNECTICUT

COUNTY OF HARTFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Augustine R. Fleischman and Rebecca S. Jensen, 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 ~~15th~~ 14th day of September, 2023.

Notary Public Sabrina Sehl

My Commission Expires: 10.31.26

SABRINA SEHL
Notary Public
Connecticut
My Commission Expires Oct 31, 2026