WARRANTY DEED

Karen Johnson Davidson County
Batch# 1055084 DEEDWARR
09/28/2023 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230928-0076333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Prentice C. Reagon and Natasha D. Reagon	NEW OWNERS	
2732 B TUCKER RD (NAME)	2732 B TUCKER RD (NAME)	07006007900
NASHVILLE TN 37218 (ADDRESS)	NASHVILLE TN 37218 (ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kevin Crutcher and wife, Sonya Crutcher**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Prentice C. Reagon and Natasha D. Reagon, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, St. Michael's Square, Section 1, recorded in Book 6250, Page 725, Register's Office for Davidson County, Tennessee, said plat amended and now known as Lot 3B, Zone Lot Division, of Lot 3 St. Michaels Square, of record in Book 6900, Page 487, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Crutcher and wife, Sonya Crutcher, by virtue of that certain Quit Claim Deed dated May 12, 1999, and being of record at Book 11481, Page 598 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Kevin Crutcher by virtue of CASH Deed dated June 10, 1992 at Book 8654, Page 388 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2732 B Tucker Rd. Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 27th day of September, 2023.

Kevin Crutcher

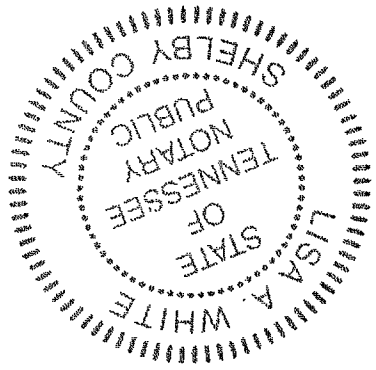
Sonya Crutcher

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Crutcher and Sonya Crutcher**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of September, 2023.

Notary Public
My Commission Expires: 8-3-26



Certificate of Authenticity

I, Holly A Mason, 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 9/27/23.

Affiant Signature

9/27/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 27 day of September, 20 23.

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25