THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230845622

Karen Johnson Davidson County
Batch# 1059753 **DEEDWARR**
10/11/2023 11 44 36 AM 2 pgs
Fees $13 00 Taxes $1,983.20

20231011-0079669

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2023

Notary Public
My Commission Expires.

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information.
Rachel Leigh Praino Price 7080 Northridge Drive Nashville TN 37221	New Owner	Tax Parcel ID No 142 13 0B 225.00

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, **Landon Crutcher and Laila Crutcher, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Rachel Leigh Praino Price, an unmarried woman**, ("Grantees"), their 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. 228 on the Plan of First Revision, Riverside, Phase 7, of record in Instrument No 20081002-0100223, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landon Crutcher and Laila Crutcher, husband and wife, by Warranty Deed from Taffi Ray McCord, a single woman, of record in Instrument No 20181207-0119540, in the Register's Office of Davidson County, Tennessee, dated December 05, 2018 and recorded on December 07, 2018.

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 2024 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 First Revision, Riverside, Phase 7, as recorded in Instrument No 20081002-0100223.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7185, Page 619 and Book 7405, Page 780; being Amended in Instrument No 20040419-0044162; 20091204-0111306 and Consent to continue existence in Instrument No. 20091124-0108147.

Agreement for Grant of Easement for Conservation Greenway as set forth in instrument recorded in Instrument No. 20041019-0125877

This is improved property located at 7080 Northridge Drive Nashville TN 37221

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 9th day of October, 2023.

Landon Crutcher by Laila Crutcher as Attorney-in-fact

Laila Crutcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laila Crutcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Landon Crutcher and that he is authorized by Landon Crutcher to execute this instrument on their behalf

Witness my ~~hand,~~ at office, this 9th day of October, 2023

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laila Crutcher, 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 9th day of October, 2023.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 22 2025