WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $792,500.00.

Jennifer Greenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

File #23-PA-0913-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamison Carr and Ellen Carr	**New Owner**	
(NAME)	(NAME)	**118 09 0 170.00**
913 Marengo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIRSTEN NICHOLS CROPP, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMISON LEE CARR AND ELLEN JEAN CARR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 19, Map of Sutton Hill Section of Marengo Park, as shown on Plat of record in Plat Book 974, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kirsten Nichols Cropp, A Single Woman, by Warranty Deed from Michelle Elizabeth Daly, Unmarried, of record in Instrument No. 20081120-0114291, in the Register's Office of Davidson County, Tennessee, dated November 18, 2008 and recorded on November 20, 2008.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the Map of Sutton Hill Section of Marengo Park, as recorded in Plat Book 974, Page(s) 67.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **913 Marengo Lane, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1061061 DEEDWARR
10/17/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,932.25
20231017-0081241

Witness my/our hand(s) this the 16th day of October, 2023.

Kirsten Nichols Cropp by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2023, before me personally appeared Loy Carney, to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Kirsten Nichols Cropp, and acknowledged that such person executed the free act and deed of Kirsten Nichols Cropp, by Power of Attorney of record in instrument number 202310170081240 Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 16th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Nick Harris, 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 **October 16, 2023**.

Affiant Signature

10/16/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **16th** day of **October**, 20**23**.

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026