This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-2102-SL

Karen Johnson Davidson County
Batch# 1068135 DEEDWARR
11/03/2023 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20231103-0086129

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $302,500.00.

Affiant

Subscribed and sworn to before me, this the 21st day of September, 2023.

Notary Public
My Commission Expires: _____

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tristan Nelson 232 Harrington Avenue Nashville, TN 37115	New Owner	052 01 0 086.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Benjamin Charles Crabtree, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tristan Nelson, a single man,** hereinafter called the Grantee(s), his/her/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. 34 of Block "A" on the Plan of Crittenden Estates Subdivision of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 34 fronts 50 feet on the Southerly side of Harrington Street and extends back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Benjamin Charles Crabtree, an unmarried man, by Warranty Deed from Carolyn Craig Michelotti FKA Carolyn Craig, a married woman, of record in Instrument No. 20220916-0103530, in the Register's Office of Davidson County, Tennessee, dated September 14, 2022 and recorded on September 16, 2022.

Being the same property conveyed to Carolyn Craig, unmarried, by Warranty Deed from Charles Malone, Trustee of the Malone Family Trust dated March 2, 2015, of record in Instrument No. 20171221-0130169, in the Register's Office of Davidson County, Tennessee, dated December 15, 2017 and recorded on December 21, 2017.

This is ☒ improved or ☐ unimproved property located at: **232 Harrington Avenue, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 21st day of September, 2023.

GRANTOR:

Benjamin Charles Crabtree

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin Charles Crabtree, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202311030086129

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/21/23 (date of document).

Affiant Signature

9/21/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

