This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Melvin J. Smith
4634 Clarksville Pike
Nashville, Tennessee 37218

MORTGAGEE:

Karen Johnson Davidson County
Batch # 1080362 DEEDWARR
12/11/2023 08:24:10 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20231211-0095102

SEND TAX BILL TO:
Owner

MAP **058-16**
GROUP
PARCEL **045.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Terry Evon Crutcher,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Melvin J. Smith and wife, Linda Bell Smith,** hereinafter called the GRANTEE, his 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. 13 on the Plan of Block "BB" on the Revised Map of Fairview Subdivision, as shown by plat and survey of record in Plat Book 1130, page 54, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No 13 fronts 74.6 feet on the easterly side of Meadow Road and runs back between parallel lines along the southerly margin of Cedar Circle 200 feet to the westerly line of Lot No. 12.

Being the same property conveyed to Terry Evon Crutcher by Executrix's Quitclaim Deed from Terry Evon Crutcher, Executrix of the Estate of Melvin Ray Crutcher, deceased of record in Instrument No. 20170124-0007545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **4028 Meadow Rd, Nashville, Tennessee 37218.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **6th** day of **December, 2023.**

Terry Evon Crutcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Terry Evon Crutcher**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of December, 2023.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 9/2/2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of December, 2023.

NOTARY PUBLIC
My Commission Expires: 9/2/2024

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY