Karen Johnson Davidson County
Batch# 1092752 DEEDWARR
01/23/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240123-0004023

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JANUARY, 2024. Notary Public MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)
MJ-CPP-23-2008	

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katlin Miller	NEW OWNER	
(NAME)	(NAME)	
2008 Argo Lane		172-15-0A-217.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LESA H. SKONEY, EXECUTRIX OF THE ESTATE OF CATHERINE E. CRAWFORD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATLIN MILLER, AN UNMARRIED MAN** 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 No. 166 on the Plan of Holt Woods, Section Eleven of record in Plat Book 9700, Page 408, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willis L. Crawford and wife, Catherine E. Crawford by Warranty deed from Claridge Builders Co. LLC of record in Book 11105, page 753, Register's Office for Davidson County, Tennessee, dated 9/3/1998 and recorded on 9/9/1998.

The said Willis L. Crawford having predeceased Catherine E. Crawford. Said Lesa H. Skoney as Executrix of the Estate of Catherine E. Crawford has the full power to sell and convey subject property without joinder of any beneficiary as set forth in Davidson County Probate Case No. 23P1687 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 408, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 668, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9570, Page 22 and amended in Instrument No. 20190624-0060843 and Book 10469, page 57, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.
- Deed of Homeowners Association for Open Space of record in Instrument Number 20020807-0095356, in the Register's Office for Davidson County, Tennessee.
- Easement of Sanitary Sewer and/or Drainage of record in Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10584, Page 129, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2008 Argo Lane, Nashville, Tennessee 37211.**

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to said land to said GRANTEE, their heirs, and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Lesa H. Skoney, as Executrix of the Estate of Catherine E. Crawford, deceased, executes this deed and makes the covenants and warranties herein solely in her stated fiduciary capacity as personal representative of the Estate of Catherine E. Crawford only, and not in her general individual capacity or otherwise.

Witness my/our hand(s) this the 17th DAY OF JANUARY, 2024.

The Estate of Catherine E. Crawford

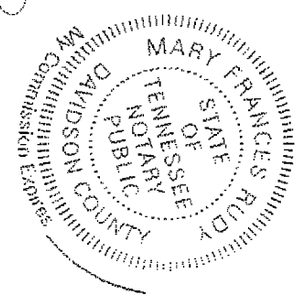
BY: _____ Executrix
Lesa H. Skoney
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESA H. SKONEY, EXECUTRIX of the THE ESTATE OF CATHERINE E. CRAWFORD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of January, 2024.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 1/17/2024.

Affiant Signature – Joshua A. Terry

1/17/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/17/2024.

Notary Public

My Commission Expires: 5.10.27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON