RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch # 1098255 DEEDWARR
02/06/2024 10:06:04 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20240206-0008233

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Gracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF FEBRUARY, 2024.

JAMES A. MAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11-8-27

(AFFIX SEAL)

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
1904 Highway 46 South, Suite 2
Dickson, TN 37055

17-NSH23-06949

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carley M. Crose 6422 Premier Drive Nashville, TN 37209	Carley M. Crose 6422 Premier Drive Nashville, TN 37209	090 16 0 304.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gail Haselton, unmarried** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carley M. Crose, an unmarried woman**, hereinafter called the Grantees, their successors 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 705, Charlotte Park, Section Twelve, as shown on Plat of record in Plat Book 2900, Pages 127-128, 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 Gail Haselton, Unmarried, by Warranty Deed from Waddell H. Wright, of record in Instrument No. 20080221-0017240, in the Register's Office of Davidson County, Tennessee, dated February 15, 2008, and recorded on February 21, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 6422 Premier Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 5th day of February, 2024

Gail Haselton

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gail Haselton, 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 instrument for the purposes therein contained.

Witness my hand and seal at Dickson, Tennessee, this 5th day of February, 2024.

Notary Public

My Commission Expires: 3·20·2024

JENNIFER HUDGINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DICKSON