WARRANTY DEED

2023-125

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of December, 2023.

(Affix Seal) Notary Public

My Commission Expires:

Karen Johnson
Batch # 1100017
02/12/2024 09:12:19 AM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20240212-0009487

THIS INSTRUMENT WAS PREPARED BY and PLEASE F

ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Johnny Crown, Jr. 1706 Arthur Avenue Nashville, TN 37208	NEW OWNER	081.12-0-004.00

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, I/we, **Kennda Watkins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Johnny Crow, Jr.** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the southerly half of Lot No. 307 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 307 fronts 25 feet on the easterly side of Arthur, formerly Wetmore Avenue, ad runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Kennda Watkins from Michal W. Cothern and wife, Donna Corthern by Warranty Deed dated March 1, 2021 and recorded March 3, 2021 in Instrument #20210303-0027169, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1706 Arthur Avenue, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 21st day of December, 2023.

Kennda Watkins

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Kennda Watkins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this 21st day of December, 2023.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY