WARRANTY DEED

Karen Johnson
Batch # 1105038
02/27/2024 02:10:45 PM
Fees: $13.00 Taxes: $376.29

Davidson County
DEEDWARR
2 pgs

20240227-0013336

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

BS-SELL-24-719

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)
Avant-garde interiors, Inc.	**New Owner**	
(NAME) 1813 Lincoya Bay Dr.	(NAME)	**071-12-0-184.00**
(ADDRESS) **Nashville, TN** 37214	(ADDRESS)	
(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, **MARY SUZANNE JOHNSON CRABTREE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AVANT-GARDE INTERIORS, INC.,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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. 84 fronts 59.96 feet along the Northerly margin of Oneida Avenue and extends back between lines, measuring 176.2 feet on the Westerly side and 176 feet on the Easterly side, to a line in the rear measuring 50.2 feet.

Being the same property conveyed to Danny C. Johnson and wife, Mary Suzanne Johnson by Warranty Deed from Robert Lee McMahan and wife, Betty L. McMahan of record in Book 5245, page 156, Register's Office for Davidson County, Tennessee, dated January 4, 1978 and recorded on January 23, 1978.

Being the same property conveyed to Mary Suzanne Johnson by Quitclaim Deed from Danny C. Johnson of record in Book 10800, page 969, Register's Office for Davidson County, Tennessee, dated February 12, 1998 and recorded on February 19, 1998.

Being the same property conveyed to William E. Crabtree by Warranty Deed from Mary Suzanne Johnson of record in Instrument No. 20010109-0002614 Register's Office for Davidson County, Tennessee, dated January 04, 2001 and recorded on January 09, 2001.

Being the same property conveyed to William E. Crabtree and Mary Suzanne Johnson by Quitclaim Deed from William E. Crabtree of record in Instrument No. 20010327-0029478 Register's Office for Davidson County, Tennessee, dated March 16, 2001 and recorded on March 27, 2001.

Being the same property conveyed to Mary Suzanne Johnson Crabtree by Quitclaim Deed from Mary Suzanne Johnson of record in Instrument No. 20060714-0085067 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 14, 2006.

The said William E. Crabtree is deceased

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 1357, Page 677, 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: **719 Oneida Ave, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF FEBRUARY, 2024.

Mary Suzanne Johnson Crabtree

Mary Suzanne Johnson Crabtree

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Sebastian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SUZANNE JOHNSON CRABTREE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: 3/19/2030
(SEAL)

SARAH LYNN ROWE
Notary Public-Arkansas
Crawford County
My Commission Expires 03-19-2030
Commission # 12375742

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