This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22651-DJ

Karen Johnson Davidson County
Batch# 1131236 DEEDWARR
05/06/2024 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $580.90
20240506-0033038

STATE OF TENNESSEE
COUNTY OF Davidson

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

The actual consideration or value, whichever is greater, for this transfer is $157,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2024.

Notary Public
My Commission Expires: 07-06-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
ONEtoCREW, LLC	203 22nd St Nashville, TN 37138	095-02-0-114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jerry Stephen Amonette, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ONEtoCREW, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), its 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 all of Lot No. 5, Donelson Hills, according to survey and plat of same appearing of record in Book 2331, pages 22 and 23, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed in compliance with Final Decree of Divorce, Third Circuit Court for Davidson County, Tennessee, Case No. 18D-1106, to Jerry Stephen Amonette by Quitclaim Deed from Denise A. Amonette, dated August 17, 2018, recorded August 24, 2018, of record in Instrument No. 20180824-0084167, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2169 June Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2024

GRANTOR:

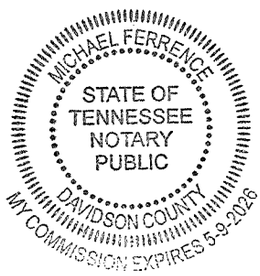
Jerry Stephen Amonette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jerry Stephen Amonette, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2024.

Notary Public
My Commission expires: 5-9-2026



202405060033038

True Copy Certification

I, **Pam Autry,** 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 this the 3rd day of May, 2024.

Affiant Signature

Date 5/3/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027