Karen Johnson Davidson County
Batch# 1131668 DEEDWARR
05/07/2024 08:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240507-0033267

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF _____) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(A). _____ Affiant Sworn to and subscribed before me this 5/6/24, 2024. _____ Comm Exp: _____ Notary Public

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
CRYSTAL DISHMON and KATHERINE MCCARTNEY		
2201 Grantland Avenue	Same as New Owner	105-14-101.00
Nashville, Tennessee 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, and for the express purpose of establishing tenants by the entireties for each other, We, CRYSTAL DISHMON and KATHERINE MCCARTNEY (Grantors), by these presents, have bargained and sold, and do hereby transfer and convey unto CRYSTAL DISHMON and KATHERINE MCCARTNEY, (Grantees), as tenants by the entireties, all of our right, title and interest in and to the following parcel of land in Davidson, Tennessee, more particularly described to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2, BLOCK 6, YARBROUGHS SUBDIVISION OF WOODLANDS, SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 155, 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 CRYSTAL DISHMON and KATHERINE MCCARTNEY by SCOTT M. GUION and wife, MELANIE HILL GUION, by Warranty Deed of record in Instrument 20111115-0089019, Register's Office for Davidson County, Tennessee.

The foregoing description is taken from the prior deed of record.

THIS CONVEYANCE IS SUBJECT TO: A) Current property taxes and subsequent; B) Instrument of record in Book 57, Page 155, said Register's Office; and C) Any and all existing easements and restrictions as shown of record not stated herein.

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 I/We covenant with the said GRANTEES that I/We am 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 I/We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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.

This is improved property known as 2201 Grantland Avenue, Nashville, Tennessee 37204.

WITNESS OUR HANDS this 4th day of March, 2024.

CRYSTAL DISHMON

KATHERINE MCCARTNEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CRYSTAL DISHMON and KATHERINE MCCARTNEY, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson Cty, Tennessee, this 4th day of March, 2024.

Teresa Williams
Notary Public

My Commission Expires: 07/07/2025

TERESA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 5/4/24.

PARKER T. BROWN 5/6/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 6th day of May, 2024.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024