Karen Johnson Davidson County
Batch# 1136118 DEEDWARR
05/16/2024 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,975.80
20240516-0036504

**WARRANTY DEED**

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AT-24-6671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 11-2-2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| David Crow and Wendy Crow | NEW OWNER | |
| (NAME) | (NAME) | |
| 2302 Maplecrest Drive | | 084-11-0-210.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Craig Roberts, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Crow and Wendy Crow, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 No. 262 on the Plan of A Subdivision of C.R. Quarles Lands, Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Dennis L. Morrow, a single man by Warranty deed from Joan D. Ostrander, an unmarried individual of record in Instrument No. 20180110-0003323 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 10, 2018.**

**Being the same property conveyed to Dennis L. Morrow and Tonya Marie Morrow, husband and wife by Quitclaim deed from Dennis L. Morrow of record in Instrument No. 20210729-0101949 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 29, 2021.**

**Being the same property conveyed to Music City Financial LLC, a Tennessee limited liability company by Warranty Deed from Dennis L. Morrow, an unmarried man of record in Instrument No. 20231009-0079237 Register's Office for Davidson County, Tennessee, dated October 05, 2023 and recorded on October 09, 2023.**

**Being the same property conveyed to Craig Roberts, a married man by Warranty Deed from Music City Financial LLC of record in Instrument No. 20231009-0079238 Register's Office for Davidson County, Tennessee, dated October 05, 2023 and recorded on October 09, 2023.**

****This property is not a martial residence of the Grantor and as such is not subject to any homestead, dower, or other martial interest as contemplated by T.C.A. 26-2-307 or other similar statute.**

**This is property more commonly known as 2302 Maplecrest Drive, Nashville, TN 37214.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 14th day of May, 2024.

Craig Roberts

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 14th day of May, 2024, before me personally appeared Craig Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2024.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 5/16/2024 (date of document).

Affiant Signature

5/16/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

