**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240447472**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2024.

Notary Public
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1140869
05/30/2024 10:04:36 AM
Fees: $13.00 Taxes: $4,440.00

Davidson County
DEEDWARR
2 pgs

20240530-0040033

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph Bridges and Anna G. Bridges<br>233 Lauderdale Road<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>103 12 0 081.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sidney C. Crews, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Bridges and Anna G. Bridges, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, in the 4th, formerly the 26th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 18 of Block I, on the Map of CHEROKEE PARK, SECOND SECTION, as of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee. Said Lot No. 18 fronts 60 feet on the Westerly side of Lauderdale Road, and runs back 119.71 feet to the Southerly line and 120.66 feet on the Northerly line to a dead line and measures 78 feet thereon.

Being the same property conveyed to Sidney C. Crews, by Warranty Deed from Stewart F. Stowers, married, of record in Instrument No. 20101217-0100582, in the Register's Office of Davidson County, Tennessee, dated December 16, 2010, and recorded on December 17, 2010.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECOND SECTION, as recorded in Plat Book 547, Page(s) 175 and 176.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 233 Lauderdale Road Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of May, 2024.

Sidney C. Crews

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sidney C. Crews, 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, at office, this 29th day of May, 2024.

Notary Public

My Commission Expires:

