Karen Johnson Davidson County
Batch# 1148099 DEEDWARR
06/17/2024 12:45:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0045281

Preparer of his document: J. Grady Crosland
Address:77 El Dorado Dr., Little Rock, AR 72212

Name and address of party responsible for property taxes:
J. Grady Crosland 77 El Dorado Dr., Little Rock, AR 72212

WARRANTY DEED

THIS INDENTURE, made and entered into this 3/12/2024, by and between James Grady Crosland Trust UA 09-03-1998, as trustee, parties of the first part, and James Grady Crosland and Weatherly Rae Hulsey, parties of the second part.

WITNESSETH: This for and in consideration of Fifty Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 251 on the Plan of Haileywood Estates, Section – D, as of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 251fronts 112.7 feet on the westerly side of Regent Drive of Regent Drive and runs back 192.64 feet on the southerly line and 193.5 feet on the northerly line, to a dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Weatherly Rae Hulsey and James Grady Crosland by deed James Grady Crosland Trust UA 09-03-1998 of record in Instrument Number 20141204-0111245, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never marital property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 146150017.00

TAJ

Improved 5163 Regent Drive, Nashville, TN 37220

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness the signature of the party of the first part of the day and year first above written.

James Grady Crosland, Trustee

James Grady Crosland, Trustee

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned, a Notary Public, in and for the said County and State, duly commissioned and qualified, personally appeared James Grady Crosland to me known to the persons described in and who executed the foregoing instrument and acknowledged that they executed the same for the purpose s therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10 day of April, 2024

JEFFREY MOSLEY
STATE OF ARKANSAS
NOTARY PUBLIC
#12718012
EXPIRES
MAR. 14, 2032
PULASKI COUNTY

Notary Public

My commission expires 3-14-2032

Owners' Names and Addresses:
Weatherly Rae Hulsey 5163 Regent Dr., Nashville, TN 37220
James Grady Crosland 77 El Dorado Dr., Little Rock, AR 72212

Oath of Consideration: The actual consideration for this transfer is $50.00. Witness the signature of the party of the first part of the day and year first above written.

James Grady Crosland TRUSTEE

James Grady Crosland, Trustee

STATE OF Arkansas

COUNTY OF Pulaski

Before me, the undersigned, a Notary Public, in and for the said County and State, duly commissioned and qualified, personally appeared James Grady Crosland to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purpose s therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10 day of April, 2024

Notary Public

My commission expires 3-14-2032

JEFFREY MOSLEY
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