BOX 10-A

4.

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1149858 DEEDWARR
06/24/2024 02:31:28 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20240624-0046921

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF June, 2024.

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audin Enot Centeno	Same as Owner	
(NAME) 8608 Lebanon Rd	(NAME)	071 04 0 170.00
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS)	
(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, WE, **GREGORY D. CROCKETT, AN UNMARRIED MAN AND JEFFREY D. CROCKETT, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDIN ENOT CENTENO,** HEREINAFTER CALLED THE GRANTEES, 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. 3, H. M. PARRISH SUBDIVISION, of record in Plat Book 3842, Page 95, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leslie R. Crockett and wife, Mary J. Crockett, by Warranty Deed from Robert E. Parrish and Dimple L. Brown Unmarried, of record in Book 6350, Page 692, in the Register's Office of Davidson County, Tennessee, dated July 30, 1984, and recorded on August 02, 1984. The said Mary J. Crockett having predeceased Leslie R. Crockett. The said Leslie R. Crockett having died on April 18, 2010. See the Affidavit of Heirship of Recorded in Instrument No. 20100813-0064078 Davidson County Register of Deeds Office.

Being the same property conveyed to Stephen R. Crockett, Jeffrey D. Crockett, and Gregory D. Crockett, by Quitclaim Deed from Deborah Crockett Simmons and Charles L. Crockett of record in Instrument No. 20100813-0064079, in the Register's Office of Davidson County, Tennessee.

The said Stephen R. Crockett having since died on December 13, 2022, having not been married and having no children at the time of death, title to said property vested to Jeffrey D. Crockett, Deborah Crockett Simmons, Charles L. Crockett, and Gregory D. Crockett as his heirs-at-law, by operation of law. See Affidavit of Heirship of record in Instrument no. 20240624-0046919 **Davidson County Register of Deeds Office, Tennessee.**

MS2024-686

Being the same property conveyed to Jeffrey D. Crockett, and Gregory D. Crockett by quitclaim deed from Deborah Crockett Simmons and Charles L. Crockett of record in Instrument No. _____ in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 143 Donald Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 13 day of Jul, 2024

Gregory D Crockett

GREGORY D. CROCKETT

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 Gregory D. Crockett the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of Jul, 2024

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

MS2024-686

JEFFREY D. CROCKETT

STATE OF Ky
COUNTY OF Laurel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey D. Crockett, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2024.

Commission expires: 01-10-2027

Barbara Smith
Notary Public

BARBARA SMITH
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
COMMISSION # KYNP63620
MY COMMISSION EXPIRES 01/10/2027