Name and Address of New Owner:
Thomas Jackson Cresswell
130 Cedarwood Lane
Nashville, TN 37115

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1153766 DEEDWARR
07/02/2024 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $887.63
20240702-0049909

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 043 02 0A 130.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jessica Crawford, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Jackson Cresswell, unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. H-130, Phase Two, Cedarwood Courtyard Homes, of record in Book 5200, Page 60, Register's Office for Davidson County, Tennessee, as clarified in Book 5497, Page 800, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jessica Crawford by Warranty Deed from Maxine V. Stewart, unmarried of record as Instrument No. book 7551, page 984 20200911-0104106 in the Register's Office for Davidson County, Tennessee, dated September 3, 2020 and recorded on September 11, 2020.

Being also known as 130 Cedarwood Lane, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of June, 2024.

_____(SEAL)
Jessica Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2024, before me personally appeared Jessica Crawford, 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 ~~26th~~ 27th day of June, 2024.

_____
Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $239,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of June, 2024.

Notary Public
My commission expires: 5-16-26
File No. 2024-6966-TS

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# Certificate of Authenticity

I, Joshua A. Terry, 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 6/27/24.

Affiant Signature – Joshua A. Terry

7/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27