Karen Johnson
Batch # 1166785
08/05/2024 03:15:17 PM
Fees: $13.00 Taxes: $2,738.00
Davidson County
DEEDWARR
2 pgs
20240805-0059635

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-SR-24-M16

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

07-NSH24-08038

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeremy Knox Crooks and Alexandra Fountain Crooks 1416 Trace Ridge Lane Nashville, TN 37221	ORION FEDERAL C.U. 400 MONROE AVE. MEMPHIS, TN 38103	155-16-0A-340.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Schlesinger and Casey Mayfield, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Alexandra Fountain Crooks and Jeremy Knox Crooks, wife and husband**, hereinafter called the Grantees, their successors 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. 17 on the Plan of Traceside, Section 9 of record in Plat at Instrument No. 20000103-0000455 and Instrument No. 20000103-0000456, 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 Andrew Schlesinger and Casey Mayfield, husband and wife by Warranty Deed from Michael S. Burke, a single man of record in Instrument No. 20210426-0055172 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 26, 2021.

Being the same property conveyed to Andrew Schlesinger and Casey Mayfield, husband and wife by Warranty Deed from Michael S. Burke, a single man of record in Instrument No. 20210430-0058380 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 30, 2021.

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

This property is improved property known as: 1416 Trace Ridge Lane, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 29th day of July, 2024

Andrew Schlesinger

Casey Mayfield

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Andrew Schlesinger and Casey Mayfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 29th day of July, 2024.

Notary Public

My Commission Expires: 9/21/2024

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY