Karen Johnson Davidson County
Batch# 1176334 DEEDWARR
09/03/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240903-0067605

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4765
Parcel ID: 150-04-0-131

Property Address:
4128 Philhall Parkway, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Charles H. Belvin IV

Address of New Owner:
Charles H. Belvin, IV
4128 Philhall Pkwy
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **ERIC C. CRAWFORD and DIANA L. CRAWFORD, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHARLES H. BELVIN, IV, a single man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 629 on the Plan of Revised Plan of Kensington of Priest Lake, Phase III of record in Plat Book 6900, Page236, 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 ERIC C. CRAWFORD, Jr. and DIANA L. CRAWFORD, husband and wife by Deed dated June 15, 1992 from WILLIAM S. WHITMORE and wife, VIRGINIA L. WHITMORE, recorded June 16, 1992, in Book 8652, Page 863, in the Official Records of Davidson County, Tennessee. Eric C. Crawford and Eric C. Crawford, Jr. being one in the same.

This is improved property known as, 4128 Philhall Parkway, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 236, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7149, page 669, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28 day of ~~September~~ August, 2024.

Eric C. Crawford, Jr.
ERIC C. CRAWFORD

Diana L. Crawford
DIANA L. CRAWFORD

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 ERIC C. CRAWFORD and DIANA L. CRAWFORD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28th day of ~~September~~ August, 2024.

WILLIAM BURTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/21/2024 RUTHERFORD COUNTY

Notary Public

My Commission Expires:
9/21/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $440,000.00.

Affiant

SWORN TO and subscribed before me on this 30th day of ~~September~~ August, 2024.

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
11-21-26

202409030067605

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 29, 2024.

J. Carlton Drumwright

August 29, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 29, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY