Karen Johnson Davidson County
Batch # 1185338 DEEDWARR
09/24/2024 11:44:15 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20240924-0074008

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-JMR-24-928

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Joseph M R
Affiant

Subscribed and sworn to before me this 20th day of September, 2024.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
JMR Investments, LLC 209 Woodford Place Nashville, TN 37215	Same AS NEW OWNER	072-13-0-267

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Brandon Crawford and Andrea C. Crawford, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JMR Investments, LLC, a Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 on the Revised Plan of Subdivision of L.M. Ezell 12.11 Acres Tract, as of record in Book 1130 Page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Crawford by deed from Paul A. Bailey and Bammer Christine Bailey, husband and wife, of record in Instrument No. 20080123-0006945, Register's Office for Davidson County, Tennessee, and dated January 14, 2008. Brandon Crawford conveyed his interest to Brandon Crawford and Andrea C. Crawford, husband and wife, by Quitclaim Deed of record in Instrument No. 20141104-0101609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of L.M. Ezell of record in Book 1130 Page 5 Register's Office for Davidson County, Tennessee.

This property is improved property known as 928 West Avenue, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of September, 2024.

Brandon Crawford

Andrea C. Crawford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of September, 2024, before me personally appeared Brandon Crawford and Andrea C 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 20th day of September, 2024.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY