Karen Johnson Davidson County
Batch# 1202635 DEEDWARR
11/07/2024 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20241107-0086791

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2024.

Notary Public:
My Commission Expires: 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
The Flooring Guys 2, a Tennessee General Partnership 408 Landon Drive Nashville, TN 37220	New Owner	119-05-0-346.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **The Flooring Guys 2, a Tennessee General Partnership**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the west 50 feet of Lot Nos. 5, 6 and 7, of Block 2, on the Plan of the Subdivision of Blocks 1 and 2 in Cumberland Nurseries as of record in Book 161, Page 35, Register's Office for said County.

Said parts of said lots front 50 feet on the south side of Joyner Avenue and run back between parallel lines along the east margin of the first alley west of Foster Street or Avenue, 150 feet to another alley in the rear.

BEING the same property conveyed to Thomas Crawford and wife, Joe Etta H. Crawford, by Warranty Deed from Laneive K. Cartwright, dated 1/4/1947 and recorded in Book 1431, Page 238, in the Register's Office of Davidson County, Tennessee. The said Thomas Crawford having predeceased Joe Etta H. Crawford on October 3, 1992. The said Joe Etta H. Crawford, also known as Joetta Crawford, having since died, intestate, on or about January 2, 1997, her estate having been probated under Docket No. 97P-1212, in the Probate Court for Davidson County, Tennessee. Pursuant to Affidavit of Heirship recorded 12/18/1998 in Book 11259, Page 510, said Register's Office, subject property became vested in her heirs at law: Thomas Crawford, Jr., Rufus Crawford, Sr, Franklin Crawford, Mary L. Crawford, William F. Crawford, Earl D. Crawford, Clarence Crawford, Paul E. Crawford, John M. Crawford, Larry J. Crawford, Patricia A. Crawford Malone and Kenneth W. Crawford. Also see Affidavits of Heirship of record as Instrument No. _____202411070086770_____ and Instrument No. _____202411070086771_____, Register's Office of Davidson County, Tennessee.

The said Thomas Crawford, Jr died on August 27, 2021 leaving the following as his heirs at law: Ernestine Crawford, Sheila Braddock and Kimberly Bradford. See Affidavits of Heirship of record as Instrument No. _____202411070086772_____ and Instrument No. _____202411070086773_____, Register's Office of Davidson County, Tennessee.

The said Rufus Crawford (aka Rufus Crawford, Sr.) died on December 16, 2010 leaving the following as his heirs at law: Rufus Crawford, Jr., Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott and Vicky Kelly. See Affidavits of Heirship of record as Instrument No. _____202411070086774_____ and Instrument No. _____202411070086775_____, Register's Office of Davidson County, Tennessee.

The said Rufus Crawford, Jr. died on November 17, 2020 leaving the following as his heirs at law: Keno Crawford, Sharmayne Crawford, Shermetris Coleman, and TyCohyia Clark. See Affidavits of Heirship of record as Instrument No. _____202411070086776____ and Instrument No. _____202411070086777_____, Register's Office of Davidson County, Tennessee.

The said Franklin Crawford (aka Franklin Delano Crawford, Sr) died on November 4, 2018 leaving the following as his heirs at law: Franklin Delano Crawford, Jr., Marilyn Crawford, Roger Crawford, and Beverly Johnson. See Affidavits of Heirship of record as Instrument No. _____202411070086778____ and Instrument No. _____202411070086779_____, Register's Office of Davidson County, Tennessee.

The said Mary L. Crawford died on March 12, 2022 leaving the following as her heirs at law: Randolph Moore, Jr, Felitia Majors and Sonya Elothman. See Affidavits of Heirship of record as Instrument No. ____202411070086780_____ and Instrument No. ____202411070086781_____, Register's Office of Davidson County, Tennessee.

The said Clarence Crawford (aka Clarence Edward Crawford, Sr.) died on January 15, 1995 leaving the following as his heir at law: Christina Crawford and Clarence Edward Crawford, Jr. See Affidavits of Heirship of record as Instrument No. _____202411070086782_____ and Instrument No. _____202411070086783_____, Register's Office of Davidson County, Tennessee.

The said Clarence Edward Crawford, Jr. died on September 18, 2016 leaving the following as his heirs at law: Quinton Crawford and Clarence Crawford, III. See Affidavits of Heirship of record as Instrument No. _____202411070086784_____ and Instrument No. ___202411070086785_____, Register's Office of Davidson County, Tennessee.

The said John Crawford (aka John Mark Crawford) died on February 14, 2005 leaving the following as his heir at law: Alicia Crawford Cooper. See Affidavits of Heirship of record as Instrument No. ____202411070086786_____ and Instrument No. _____202411070086787_____, Register's Office of Davidson County, Tennessee.

The said Kenneth W. Crawford (aka Kenneth W. Crawford, Sr) died on August 1, 2013 leaving the following as his heirs at law: Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe. See Affidavits of Heirship of record as Instrument No. ____202411070086788_____ and Instrument No. _____202411070086789_____, Register's Office of Davidson County, Tennessee.

Current vesting for property is as follows: Ernestine Crawford, Sheila Braddock, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Book 161, Page 35, in the Register's Office of Davidson County, Tennessee.

Subject to Deed Restriction of record in Book 1431, Page 238, in the Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_X_) improved (____) unimproved property, known as: 205 Joyner Avenue, Nashville, TN 37210

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 4th day of November, 2024.

Ernestine Crawford

Sheila Braddock, by Freddie Lee Braddock, her Attorney-in-Fact

Kimberly Bradford

Robert Leslie Crawford

Alivia Watson

Kanethia Faye Elliott

Vicky Kelly

Keno Crawford

Sharmayne Crawford

Shermetris Coleman

TyCohyia Clark

Franklin Delano Crawford, Jr.

Marilyn Crawford

Roger Crawford

Beverly Johnson

Randolph Moore, Jr.

Felitia Majors

Sonya Elohman

William F. Crawford

Earl D. Crawford

Christina Crawford

Quinton Crawford

Clarence Crawford, III

Paul E. Crawford

Alicia Crawford Cooper

Larry J. Crawford

Patricia A. Crawford Malone

Kenneth Wayne Crawford, Jr.

Kawanda Crawford

Sharonda Sharpe

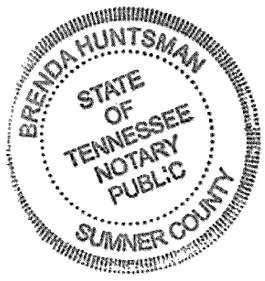
State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Ernestine Crawford, Kimberly Bradford, Robert Leslie Crawford, Alivia Watson, Kanethia Faye Elliott, Vicky Kelly, Keno Crawford, Sharmayne Crawford, Shermetris Coleman, TyCohyia Clark, Franklin Delano Crawford, Jr, Marilyn Crawford, Roger Crawford, Beverly Johnson, Randolph Moore, Jr., Felitia Majors, Sonya Elothman, William F. Crawford, Earl D. Crawford, Christina Crawford, Quinton Crawford, Clarence Crawford, III, Paul E. Crawford, Alicia Crawford Cooper, Larry J. Crawford, Patricia A. Crawford Malone, Kenneth Wayne Crawford, Jr, Kawanda Crawford and Sharonda Sharpe**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of October, 2024.

Commission Expires: 09/27/26

Notary Public: **Brenda Huntsman**



State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Freddie Lee Braddock**, with whom I am personally acquainted or who proved to me with satisfactory evidence, and who proved himself to be the Attorney in Fact of **Sheila Braddock**, the bargainor, and who, being authorized to do so, acknowledged that he executed the foregoing instrument for the purposes therein contained.

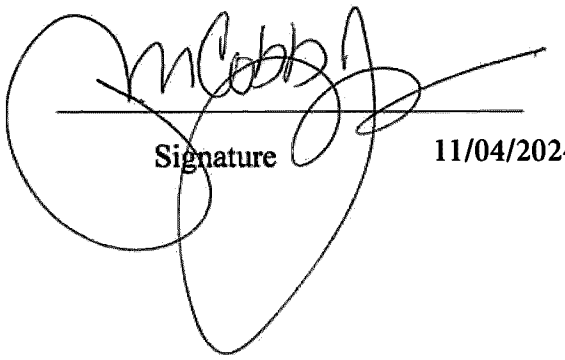
Notary Public: Brenda Huntsman

My commission expires: 09/27/26



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **November 4, 2024.**



Signature 11/04/2024

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 4th day of November, 2024.



Notary's Signature

My Commission Expires: 9-8-2025

