Karen Johnson Davidson County
Batch# 1212901 DEEDWARR
12/05/2024 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20241205-0094608

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the 3rd day of December, 2024.

Notary Public
My commission expires:

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nelson Gonzalez 404 Scotts Creek Trail Hermitage, TN 37076	← Same address	075-12-0A 100.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL CROW AND SUSAN CROW F/K/A SUSAN BAKER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NELSON GONZALEZ, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Greer Meadows at Cedar Creek, Section Three, Phase I, of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Baker, unmarried, as to an undivided 50% interest, and Michael Crow, unmarried, as to an undivided 50% interest, as joint tenants with right of survivorship, by deed dated 06/12/2017, from Joseph Aaron Dethrage and Lindsey Dethrage, husband and wife, of record in Instrument No. 20170614-0059508, Register's Office for said County. The said Susan Baker is now married and known as Susan Crow.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 404 Scotts Creek Trail, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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 the 3rd day of December, 2024.

Michael Crow

Susan Crow

STATE OF Nevada

COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Crow and Susan Crow f/k/a Susan Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 2024.

My commission expires: 11/07/2027

Notary Public

REBECCA EDGEWORTH
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 19-7424-01
MY APPT. EXPIRES NOVEMBER 07, 2027

Tennessee Certification of Electronic Document

I, James Cobb, 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 12/4/2024 (date of document).

Affiant Signature

12/4/2024
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 05/24/2028

NOTARY'S SEAL

