Karen Johnson Davidson County
Batch# 1235337 DEEDWARR
02/07/2025 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,105.30
20250207-0009589

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $569,000.00-.

Affiant

Subscribed and sworn to before me this the 5th day of February, 2025

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC.
1880 General George Patton Dr.
Suite 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Map Parcel Numbers:
Chris Keith 19 Keith Street Unit B Nashville, TN 37210	NEW OWNER	094-13-0B-002.00

KNOW ALL MEN BY THESE PRESENTS that **Johnny Crow Jr., an unmarried man**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Chris Keith, an unmarried man**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 19 Keith Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20230501-0031903, and being shown on Plat attached thereto as Exhibit "B", 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 Johnny Crow, Jr. by Warranty Deed from Charles Hunter dated February 14, 2022 and recorded on February 24, 2022 of record as Instrument No. 20220224-0020965, in the Register's Office of Davidson County, Tennessee.

This is improved property having a physical address of: 19 Keith Street, Unit B, Nashville, TN 37210

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of records, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2025

Johnny Crow, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of February, 2025, before me personally appeared Johnny Crow, Jr., 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 5th day of February, 2025.

Notary Signature
My commission expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G. Nichols, 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 2-5-2025 (date of document).

Affiant Signature

February 5, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson