Karen Johnson
Batch # 1237826
02/14/2025 02 43 45 PM
Fees $13 00 Taxes $2,053 50

Davidson County
DEEDWARR
2 pgs

20250214-0011468

Warranty Deed

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $555,000 00.

Affiant

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

Notary Public
My Commission Expires 5.5.25

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

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # T-KH-25-19A

Address of New Owners	Send Tax Bills To:	Map Parcel Numbers.
Chris Keith 19 Keith Street 416 Wanda Drive Nashville, TN 37214	NEW OWNER	094-13-0B-001 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 No. 1 on the Plan of 19 Keith Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230501-0031903, 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 of record in Instrument No. 20220224-0020965 Register's Office for Davidson County, Tennessee, dated February 14, 2022 and recorded on February 24, 2022

This is improved property having a physical address of: 19 Keith Street, Unit A, 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 4th 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