Karen Johnson Davidson County
Batch# 1241904 DEEDWARR
02/27/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250227-0014703

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250249992** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. April Smith Affiant Subscribed and sworn to before me, this 21st day of February, 2025. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Michael Warren and Wendy Warren 5709 Red Oak Dr Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-01-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Cruel, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Warren and Wendy Warren, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Haileys Subdivision of part of Block 5 of G.T. Sheegog's Subdivision at Bordeaux, of record in Book 547, Page 155, Register's Office for Davidson County, Tennessee and also being shown as Lot No. 21, Block B on the Plan of an unrecorded subdivision of certain lots in Haileys Subdivision. Said part of Lot No. 46 of Lot No. 21 fronts on the northwesterly side of Hailey Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to RYAN CRUEL, by deed from KATRINIA FRIERSON, of record in Instrument No. 20210525-0070683 , dated May 18, 2021 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 081-01-0-007.00.

Matters shown on the Plan of record in Plat Book 547, page 155, said Register's Office.

This is improved property located at 1905 Hailey Avenue Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of February, 2025.

Ryan Cruel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Cruel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of February, 2025.

Notary Public

SHIRA KINGSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 21, 2025.

Affiant Signature

27th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

