Karen Johnson Davidson County
Batch# 1288508 DEEDWARR
06/23/2025 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20250623-0049030

WARRANTY DEED

File No.: 2025-0256

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

Subscribed and sworn to before me on JUNE 16, 2025.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Jamel LaGuardia Griffin 607 15th Street South Nashville, TN 37206	Jamel LaGuardia Griffin 607 15th Street South Nashville, TN 37206	094-01-0-396.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JAMEL LAGUARDIA GRIFFIN, A SINGLE MAN**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103, as shown on the map entitled the Plan of Shelby Village No. Two, of record in Plat Book 1835, page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CRT INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LANE O. WHITE AND HUSBAND, ROGER C. WHITE, of record in Instrument No. 20240304-0014611, dated March 1, 2024, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 607 15th Street South, Nashville, TN 37206.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 16, 2025.

Grantor:

CRT Investments, LLC, a Tennessee limited liability company

BY: Monica Thompson
Monica Thompson
Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Monica Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member (or other officer authorized to execute the instrument) of CRT Investments, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that such Monica Thompson as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Sole Member.

Witness my hand and seal, at office in 16th day of June, 2025

Notary Public

Printed Name: Brian T. Hurst

My Commission Expires: May 20, 2028



Tennessee Certification of Electronic Document

I, Regina Sullo, 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: 6/16/25 (date of document)

Regina Sullo
Affiant Signature

June 23, 2025
Date

State Of TN

County of Davidson

Sworn and subscribed before me this 23 day of June, 2025

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

