Karen Johnson Davidson County
Batch# 1303446 DEEDWARR
07/29/2025 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20250729-0060004

WARRANTY DEED

File No. CTO-2025-882

STATE OF FLORIDA
COUNTY OF POLK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Jacob Auld
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH day of July, 2025

MONICA REYES
COMMISSION # HH 524145
MY COMMISSION EXPIRES
MAY, 06, 2028

Monica Reyes
Notary Public
MONICA REYES

MY COMMISSION EXPIRES: 05/06/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W Northfield Blvd., Ste 2
Murfreesboro, Tennessee 37129
(615)-203-3054

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zitian Jiang and Peter Williams	SAME ADDRESS AS NEW OWNER	
905 Taylor Merritt Court		091-08-0A-011-00
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees,, and other good and valuable considerations, the receipt of which is hereby acknowledged , I/WE, **JUSTIN CRITCHLOW AND JEANETTE CRITCHLOW, HUSBAND AND WIFE,** hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto, **PETER ANTHONY WILLIAMS AND ZITIAN JIANG, TENANTS IN COMMON** , hereinafter called the Grantees, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 11, First Revision, St. Lukes A.M.E Community of record in Plat Book 7900, page 303, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Justin Thomas Critchlow and Jeanette Marie Miller by Warranty Deed from Rita E. Porche, as member of Taylor Merritt Housing Cooperative, Inc., a Tennessee non-profit corporation, dated July 29, 2020 and of recorded as Instrument No. 20200803-0085150, Register's Office of Davidson County, Tennessee.

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

This is improved X unimproved____ property and believed to be known as: 905 Taylor Merritt Court, Nashville, TN 37209 but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 this 25 day of July, 2025.

Justin Critchlow

Jeanette Critchlow by Justin Critchlow her Attorney in Fact
Jeanette Critchlow by Justin Critchlow, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Justin Critchlow, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this July 25, 2025.

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Macy Hunter
Notary Public
My Commission Expires: 2/24/26

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Justin Critchlow for Jeanette Critchlow as her Attorney-in-Fact, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. See Power of Attorney of record in Instrument Number 20250729-0059923, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office this July 25, 2025.

MACY HUNTER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Macy Hunter
Notary Public
My Commission Expires: 2/24/26

Tennessee Certification of Electronic Document

I, Geoffrey Polk, 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 07-28-2025 (date of document).

Geoffrey Polk

Affiant Signature

07-28-2025

Date

State of Florida

County of Orange

Sworn to and subscribed before me this 28th day of July, 2025.

VICTORIA R. HARDY
COMMISSION # 1846405
MY COMMISSION EXPIRES
APR. 10, 2029

Victoria R. Hardy

Notary's Signature

MY COMMISSION EXPIRES: 2029-04-10

NOTARY'S SEAL

Commission Number: HH662867
Commission Expires: April 10, 2029
This notarization was performed via video/audio and ID proofing technology.
Signer verified via ID Check and Face Recognition.