| | |
|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075** | **STATE OF Tennessee**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$232,300.00**.<br><br>Becca Moss<br>**Affiant**<br><br>Subscribed and sworn to before me, this **17th day of September, 2025**.<br><br>**Notary Public**<br>**My commission expires:** _____ |

Karen Johnson Davidson County
Batch# 1324019 DEEDWARR
09/18/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $859.51
20250918-0074628

STATE OF TENNESSEE NOTARY PUBLIC TERESA TIDWELL
DAVIDSON COUNTY MY COMMISSION EXPIRES 8-3-2028

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Angela C. Brigman**<br>**1706 Arthur Avenue**<br>**Nashville, TN 37208** | **FirstBank**<br>**722 Columbia Avenue**<br>**Franklin, TN 37064** | **081-12-0-004**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Johnny Crow, Jr**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Angela C. Brigman, a single woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:**

**Being the southerly half of Lot No. 307 on the Plan of McGavock, Wetmore and Others' First Addition to Nashville, called the Town of McGavock, as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee.**

**Said part of Lot No. 307 fronts 25 feet on the easterly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines 150 feet to an alley.**

**Being the same property conveyed to Kennda Watkins from Michael W. Cothern and wife, Donna Cothern by Warranty Deed dated March 1, 2021 and recorded March 3, 2021 in Instrument #20210303-0027169, Register's Office for Davidson County Tennessee.**

**Being the same property conveyed to Johnny Crow, Jr by Deed dated December 21, 2023 from Kennda Watkins, recorded February 12, 2024, in Instrument Number 20240212-0009487, in the Official Records of Davidson County, Tennessee.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( __ ) property known as **1706 Arthur Avenue, Nashville, TN 37208**.

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 in 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 my/our hand(s) this **17th day of September, 2025.**

**Johnny Crow, Jr**

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

**On this 17th day of September, 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 17th day of September, 2025.**

**Notary Signature**
**My commission expires:** 9/27/26

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

# Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 9/17/2025 **(date of document)**.

**Affiant Signature**

9/17/2025

**Date**

**State of TENNESSEE**
**County of SUMNER**

Sworn to and subscribed before me this 17 day of September, 20_25__.

**Notary's Signature**
**My Commission Expires:**_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029