Box 14

Karen Johnson Davidson County
Batch# 779829 DEEDWARR
12/28/2021 11:32:40 AM 4 pgs
Fees: $23.00 Taxes: $2,867.50

20211228-0170404

This instrument prepared by:
Martha Brooke Perry, Attorney
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

W. Morgan Crawford, Jr. and Jennifer Stootsberry as Co-Trustees of the Constance H. Crawford Family Trust and Walter Morgan Crawford, Jr.

TO: Jian Huang et ux Susie I Ching Lin
3640 Knollwood Rd
Nashville TN 37215

MAP & PARCEL:
102-12-0-023.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, we, W. Morgan Crawford, Jr. and Jennifer Stootsberry as Co-Trustees of the Constance H. Crawford Family Trust, and Walter Morgan Crawford, Jr., Individually, Grantors herein; have bargained and sold and by these presents do convey unto Jian Huang and Susie I Ching Lin, husband and wife, Grantees herein, their heirs, successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot(s) 131, as shown on the map entitled Section VI, Horton Heights, of record in Book 2133, page 24, 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 WALTER MORGAN CRAWFORD AND WIFE, CONSTANCE H. CRAWFORD, by deed from T. B. PITT AND WIFE, WILLIE G. PITT, of record in Book 3250, page 217, dated June 28, 1961, said Register's Office. Being further conveyed to CONSTANCE H. CRAWFORD, by quitclaim deed from WALTER MORGAN CRAWFORD, of record in Book 9185, page 343, dated November 10, 1993, said Register's Office. The said Constance H. Crawford having since died testate on or about January 14, 2006. Walter Morgan Crawford, Executor of the Estate of Constance Harwell Crawford pursuant to the will of Constance Harwell Crawford of record in Seventh Circuit Probate Court Davidson County, Tennessee, Docket No. 06P-307, further conveyed to Walter M. Crawford and W. Morgan Crawford, Jr., as Co-Trustees of the Constance H. Crawford Family Trust by quitclaim of record in Instrument No. 20060315-0029613, dated March 8, 2006, said Register's Office.

The said Walter Morgan Crawford (aka Walter M. Crawford) having since died on May 19, 2021. Pursuant to the Power of Appointment granted unto Walter Morgan Crawford in the Constance H. Crawford Family Trust, Walter Morgan Crawford appointed the property to Walter Morgan Crawford, Jr. by his Last Will and Testament of record at Instrument No. 20211029-0145317, Register's Office of Davidson County, Tennessee. Further, upon the death of Walter Morgan Crawford, Jennifer Stootsberry was appointed as Co-Trustee of the Constance H. Crawford Family Trust.

Walter Morgan Crawford, Jr. is one and the same person as W. Morgan Crawford, Jr.

This conveyance is subject to the lien of 2022 Davidson County property taxes payment of which is assumed by grantees herein. This conveyance is also subject to all matters shown on the Plan of record in Plat Book 2133, page 24, Register's Office of Davidson County, Tennessee, and all other matters of record.

This is improved property known as 6720 Fleetwood Drive, Nashville, TN 37205 and this is the same description as the prior deed of record. This is not the marital residence of any individual executing this deed.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Jennifer Stootsberry, Individually and as Co-Executor of the Estate of Walter Morgan Crawford and Walter Morgan Crawford, Jr. as Co-Executor of the Estate of Walter Morgan Crawford do join herein and do convey unto the Grantee all their right, title, and interest in their respective capacities, however, they do not join in the warranties herein in such capacities.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 16 day of December, 2021.

See Attached Signature Page
W. Morgan Crawford, Jr. as Co-Trustee
of the Constance H. Crawford Family Trust

See Attached Signature Page
Jennifer Stootsberry as Co-Trustee of the
Constance H. Crawford Family Trust

See Attached Signature Page
Walter Morgan Crawford, Jr., Individually

See Attached Signature Page
Jennifer Stootsberry, Individually

See Attached Signature Page
Walter Morgan Crawford, Jr. as
Co-Executor of the Estate of
Walter Morgan Crawford

See Attached Signature Page
Jennifer Stootsberry, as
Co-Executor of the Estate of
Walter Morgan Crawford

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

SWORN to and subscribed before me,

this the 17 day of December, 2021.

NOTARY PUBLIC

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 9/6/21

Signature page for W. Morgan Crawford, Jr. and Walter Morgan Crawford, Jr.

W. Morgan Crawford, Jr. as Co-Trustee of the Constance H. Crawford Family Trust

Walter Morgan Crawford, Jr. as Co-Executor of the Estate of Walter Morgan Crawford

Walter Morgan Crawford, Jr., Individually

STATE OF NC

COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **W. Morgan Crawford, Jr., Co-Trustee of the Constance H. Crawford Family Trust**, the within named bargainor, 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 the 16 day of December, 2021.

My commission expires: June 23, 2024

NOTARY PUBLIC

BRANDON I SAGAON-LOZADA
Notary Public - North Carolina
Wake County
My Commission Expires Jun 23, 2024

STATE OF NC

COUNTY OF Durham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Walter Morgan Crawford, Jr., Individually and as Co-Executor of the Estate of Walter Morgan Crawford**, the within named bargainor, 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 the 16 day of December, 2021.

My commission expires: June 23, 2024

NOTARY PUBLIC

BRANDON I SAGAON-LOZADA
Notary Public - North Carolina
Wake County
My Commission Expires Jun 23, 2024

Signature page for Jennifer Stootsberry

Jennifer Stootsberry co-trustee
Jennifer Stootsberry as Co-Trustee of the
Constance H. Crawford Family Trust

Jennifer Stootsberry co-executor
Jennifer Stootsberry as Co-Executor
of the Estate of Walter Morgan Crawford

Jennifer Stootsberry
Jennifer Stootsberry, Individually

STATE OF Tennessee

COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jennifer Stootsberry, Individually and as Co-Trustee of the Constance H. Crawford Family Trust and as Co-Executor of the Estate of Walter Morgan Crawford**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 16th day of December, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY