Box 14
36365-4

Return to: **Attorneys Title Company, Inc.** **2927 Berry Hill Drive** **Nashville, TN 37204** Karen Johnson Davidson County Batch# 944301 **DEEDWARR** 11/23/2022 10:47:19 AM 2 pgs Fees: $13.00 Taxes: $2,405.00 20221123-0123954 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2022. Katherine Goodson Notary Public My commission expires: Jan. 3, 2023 KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trident Associated, LLC, a Tennessee Limited Liability Company	**"NEW OWNER"**	**117-04-0-218.00**
1506 Dewsbury Drive		
Murfreesboro, TN 37128		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ashley Crownover, Administratix cum testamento annexo of the Estate of Robert Nichols Sims Crownover, Jr., and Ashley Crownover, Alice Christina Wolford, and Amity Joy English, as devisees of Robert Nichols Sims Crownover, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trident Associated, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, Block C on the Plan of Belmont Terrace Annex No. 3 of record in Plat Book 1130, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R.N. Sims Crownover, Jr., and wife, Susan Adams Eaddy, a ½ undivided interest and Ruth Horn Crownover, a ½ undivided interest, as tenants in common as to each ½ undivided interest by Warranty Deed dated November 29, 1984, from Walter David Conrad and wife, Karen Scott Conrad of record in Book 6438, Page 218, said Register's Office for Davidson County, Tennessee. Susan Adams Eaddy quitclaimed her interest in said property to R.N. Sims Crownover, Jr. by Quitclaim Deed dated February 22, 1993, of record in Book 8874, Page 955, said Register's Office. Ruth Horn Crownover died on February 28, 1995, and pursuant to her Holographic Last Will and Testament administered in the Probate Court of Davidson County, Tennessee of record in Will Book 197, Page 87, and filed of record in Book 9976, Page 177, said Register's Office for Davidson County, Tennessee, her ½ undivided interest was devised to her son, Sims Crownover, Jr., aka R.N. Sims Crownover, Jr. and aka Sims Crownover, Jr. The said Robert Nichols Sims Crownover, Jr., died on February 3, 2022, and pursuant to his Holographic Will and Testament administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) at Nashville, Tennessee, No. 22P695, and his daughter, Ashley Crownover, was appointed Administratix cum testament annexo of his Estate, and said property was devised to Ashley Crownover, Christina Lawrence aka Alice Christina Wolford and Joy Phillips aka Amity Joy English as the devisees of Robert Nichols Sims Crownover, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 1130, Page 24, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. This is improved property known as 1811 Wildwood Avenue, Nashville, TN 37212.

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 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 my/our hand(s) this 18th day of November, 2022.

× Ashley Crownover
Ashley Crownover, Administratix cum testamento annexo of the Estate of Robert Nichols Sims Crownover, Jr. , and individually

× Alice Christina Wolford by Ashley Crownover, her Attorney-In-Fact
Alice Christina Wolford by Ashley Crownover, her Attorney-In-Fact

× Amity Joy English by Ashley Crownover, her Attorney-In-Fact
Amity Joy English by Ashley Crownover, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ashley Crownover, Administratix cum testamento annexo of the Estate of Robert Nichols Sims Crownover, Jr,* probate case No. 22P695 in the probate court for Davidson County, Tennessee, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

*and individually

Witness my hand, at office, this 18th day of November, 2022.

Notary Public A. Scott Hubbard
My commission expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley Crownover, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Alice Christina Wolford, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Alice Christina Wolford and is authorized by Alice Christina Wolford to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of November, 2022.

Notary Public A. Scott Hubbard
My Commission Expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ashley Crownover, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Amity Joy English, for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Amity Joy English, and is authorized by Amity Joy English to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of November, 2022

Notary Public A. Scott Hubbard
My Commission Expires: 11-5-2024

A. SCOTT HUBBARD TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

File #: 22-467
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027