Karen Johnson Davidson County
Batch# 969240 DEEDWARR
02/09/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230209-0009566

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2023.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald H. Culwell **Lynsey K. Culwell**	**New Owner**	**07307005600**
2316 Ingleside Drive		
Nashville, TN 37214		

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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 2405 Fairbrook Dr Trust

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

Donald H. Culwell and Lynsey K. Culwell

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. 375, on the Plan of Section VI, Sunset View, of record in Book 2900, Pages 54-55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 2405 Fairbrook Dr Trust, by Warranty Deed from Orman H Crabb, dated November 10, 2022, of record in Instrument No. 20221114-0121331, as corrected by Scrivener's Affidavit of record in Instrument No. 20230111-0002364, in the Regitser's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marguerite B Crabb, Orman H Crabb, Barbara C Steed, and Delia A Crabb, and to the survivor of them, held with right of survivorship, by Quitclaim Deed from Marguerite B Crabb, a widow, dated February 24, 1978, of record in Book 5257, Page 579, in the Register's Office for Davidson County, Tennessee. Marguerite B Crabb died February 5, 2008, Barbara C Steed died April 3, 2021, and Delia A Crabb died March 5, 2022, leaving Orman H Crabb as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 2405 Fairbrook Dr, Nashville, TN 37214.

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.

_____ Date: 2-7-23

The 2405 Fairbrook Dr Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 204 Fairbrook Dr Trust and that he is authorized by The 2405 Fairbrook Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 11-26

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/7/23 (date of document).

Jennifer Russell
Affiant Signature

2/9/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of February 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

