WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013015 DEEDWARR
06/08/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $10,970.50
20230608-0043779

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,965,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beau D. Mason and Jacquelyn Mason	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME) 429 Lynnwood Blvd.	(NAME) 1036 Stearman Dr, Suite 6	116 15 0 057.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JACKIE LYNN CRABTREE, TRUSTEE OF THE JACKIE LYNN CRABTREE REVOCABLE TRUST U/A/D OCTOBER 30, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEAU D. MASON AND JACQUELYN MASON, HUSBAND AND WIFE,** 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. 75-B on the Plan of Re-Subdivision Parts Royal Oaks of record in Plat Book 974, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 75-B fronts 100 feet on the Westerly side of Lynnwood Boulevard and runs back between lines 301 feet 9 inches on the North line and 302 feet 5 inches on the South line, to the East line of Lot No. 76-B on which it measures 100 feet.

Being the same property conveyed to Jackie Lynn Crabtree, as Trustee of the Jackie Lynn Crabtree Revocable Trust u/a dated October 30, 2017, by Warranty Deed from Jackie Crabtree, unmarried, of record in Instrument No. 20171107-0114213, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017 and recorded on November 07, 2017.

Being the same property conveyed to Jackie Lynn Crabtree, by Quit Claim Deed from Michael Callann Crabtree, of record in Instrument No. 20160720-0074818, in the Register's Office of Davidson County, Tennessee, dated July 15, 2016 and recorded on July 20, 2016.

Being the same property conveyed to Jackie Crabtree, Unmarried, by Warranty Deed from Chandelier Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160516-0048647, in the Register's Office of Davidson County, Tennessee, dated May 09, 2016 and recorded on May 16, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 429 Lynnwood Blvd., Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 8th day of June, 2023

JACKIE LYNN CRABTREE, TRUSTEE OF THE JACKIE LYNN CRABTREE REVOCABLE TRUST U/A/D OCTOBER 17,2017

BY: Jackie Lynn Crabtree, TT

JACKIE LYNN CRABTREE, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Jackie Lynn Crabtree, with whom I am personally acquainted and who acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the Trustee of The Jackie Lynn Crabtree Revocable Trust UAD October 17,2017 and who further acknowledged that she/he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 8th day of June, 2023.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 9th 8th day of June, 2023.

Affiant Signature
Date 06/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th 8th day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON