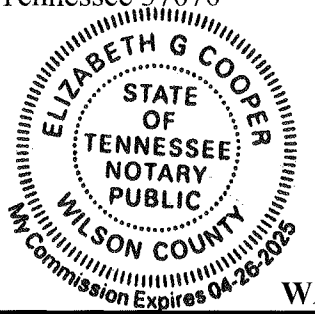
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$240,000.00.**

Subscribed and sworn to before me this 26th day of June, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Chris T. Crass **121 Scenic View Road** **Old Hickory, TN 37138**	Same as New Owner.	044-05-0-013.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **PATRICIA COLLINS McGURK, AS EXECUTRIX OF THE ESTATE OF SYLVIA J. COLLINS,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHRIS T. CRASS, an unmarried man**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being the northwesterly 27.7 feet of Lot 72 and the southeasterly 44.6 feet of Lot 71 of the unrecorded map of Scenic View Subdivision, and being Lot "E" on the map of the resubdivision of Lots 67 to 74, inclusive on said plan and described according to the survey thereof made by James L. Murphy, Surveyor, dated April 21, 1959, as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive formerly Harvon Ave., 72.3 feet northwest from the intersection of the northerly line of a 20 feet strip dedicated for a public walkway; thence northeasterly and parallel to the line between Lots 71 and 72 and 27.7 feet southeast from same, 169.08 feet to the line of Lot 55; thence southeast from the line of Lot 55 and 54 northwesterly 73.3 feet to a point; thence southwesterly 169.66 feet to the margin of Scenic View Drive formerly Harvon Ave.; thence with the margin of same, southeasterly 72.3 feet to the point of beginning.

Being the same property conveyed to SYLVIA J. COLLINS, A SINGLE WOMAN, by deed from JEFFREY L. HATLEY, A SINGLE MAN, of record as Instrument No. 20140910-0082829, dated August 28, 2014, said Register's Office.

Karen Johnson Davidson County
Batch# 1019772 DEEDWARR
06/27/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230627-0048945

SYLVIA J. COLLINS died testate on or about October 26, 2022. Pursuant to the terms of the Order entered Granting the Sale of Real Property to Pay Debts of Decedent and the Order Approving Purchase and Sale Agreement of record in Docket No. 23P245, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate. Per said Orders, the Executrix, Patricia Collins McGurk was granted authority to execute this instrument on behalf of the Estate.

Chris T. Crass and Christopher T. Crass are one in the same.

This improved property known as: 121 Scenic View Road, Old Hickory, Tennessee 37138.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 27th day of June, 2023.

Executrix of the Estate of Sylvia J. Collins

PATRICIA COLLINS McGURK, AS EXECUTRIX OF THE ESTATE OF SYLVIA J. COLLINS

STATE OF Michigan
COUNTY OF Branch

Personally appeared before me, Taylor Holcomb, a Notary Public in and for said County and State, **PATRICIA COLLINS McGURK, AS EXECUTRIX OF THE ESTATE OF SYLVIA J. COLLINS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that she is the **Executrix of the Estate of Sylvia J. Collins,** as appointed by court Order of record in **Docket No. 23P245 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division** and are authorized to execute this Instrument as the Co-Executors on behalf of said Estate.

Witness my hand and official seal at Coldwater [CITY], Michigan [STATE] this the 27 day of June, 2023.

My Commission Expires: 10/22/2026

NOTARY PUBLIC

Taylor Holcomb
Notary Public of Michigan
Hillsdale County
Expires 10/22/2026
Acting in the County of Branch

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/27/2023** [DATE].

AFFIANT SIGNATURE

June 27, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **27th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

