This instrument was prepared by:
Advantage Title and Escrow
1321 Murfreesboro Pike Ste. 823
Nashville, TN 37217

State of Tennessee
County of Davidson
Sales price or actual value whichever is greater, ~~for this transaction~~ is $ 250,000.00

affiant
Subscribed ~~and~~ sworn to before me, this the 26th day of April, 2024.

Janice Kutzing
Notary

My Comm. Exp: 08.13.2025

JANICE KUTZING NOTARY PUBLIC SUMNER COUNTY, TN

WARRANTY DEED

Address of New Owner:
Windseeker LLC
124 lake Terrace Dr.
Hendersonville, TN 37075

Send Tax Bills To:
OWNER

Map & Parcel:
164-12-0-019

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Ray Crawford as the sole heir of Ethel Burton a/k/a Ethel Burton-Dixon** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Windseeker LLC** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF

Being Lot No. 19, on the Plan of Meadow Woods, Phase I, of record in Plat Book 9700, Page 519, and amended in Plat Book 9700, Page 570, of the Register's Office of Davidson County, TN, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property as conveyed to Ethel M. Burton by deed of record in instrument # 200002140014995, Davidson County, TN Registers of Deeds Office. The said Ethel M. Burton was predeceased by her husband Lawrence Dixon. The said Ethel M. Burton a/k/a Ethel Burton-Dixon died intestate leaving as her sole heir at law her only child being her son Ray Crawford reference two heirship affidavits recorded in instrument #20240426 0030469 and instrument # 20240426 0030470 recorded simultaneously herewith.

Unimproved (X) known as: **1421 Laurel Oak Dr. Antioch, TN 37013**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1127837 DEEDWARR
04/26/2024 12:34:17 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20240426-0030471

Witness my/our hand(s) this the 26th day of April, 2024.

Ray Crawford

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ray Crawford** The bargainor(s), 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 purpose therein contained.

Witness my hand and official seal at Hendersonville, TN, this the 26th day of April, 2024.

Notary Public
my comm exp: 06/07/2028

JANICE KLITZING NOTARY PUBLIC SUMNER COUNTY, TN