RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447600**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 480,000.00 Affiant Subscribed and sworn to before me, this 3rd day of May, 2024. Notary Public My Commission Expires: 1-8-27

Karen Johnson Davidson County
Batch # 1131206 DEEDWARR
05/06/2024 08:59 AM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20240506-0032983

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeff Estepp, LLC 4913 Indiana Avenue Nashville, TN 37209	New Owner	Tax Parcel ID No. 091 13 0 221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Flatrock Development, LLC, a Tennessee limited liability company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeff Estepp, LLC**, a Tennessee limited liability company ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot 25, BLOCK L, MAP OF CROLYWOOD SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 1130, Page 65, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to FlatRock Development, LLC, by Quit Claim Deed from Matthew S. and Marie M. Crabtree, of record in Instrument No. 20090518-0045577, in the Register's Office of Davidson County, Tennessee, dated May 18, 2009 and recorded on May 18, 2009.

Being the same property conveyed to Matthew Crabtree, by Quit Claim Deed from FlatRock Development, LLC, of record in Instrument No. 20090415-0034143, in the Register's Office of Davidson County, Tennessee, dated April 15, 2009 and recorded on April 15, 2009.

Being the same property conveyed to FlatRock Development, LLC, by Quit Claim Deed from Matthew Crabtree, of record in Instrument No. 20081114-0112557, in the Register's Office of Davidson County, Tennessee, dated November 10, 2008 and recorded on November 14, 2008.

Being the same property conveyed to Matthew Crabtree, a married person, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, of record in Instrument No. 20081030-0108271, in the Register's Office of Davidson County, Tennessee, dated October 20, 2008 and recorded on October 30, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of First Section of Crolywood Subdivision, as recorded in Plat Book 1130, Page(s) 65.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1358, Page 141.

This is improved property located at 419 Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2024.

Flatrock Development, LLC

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Flatrock Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent/

Witness my hand and official seal, at office in Nashville, Tennessee, this 3rd day of May, 2024.

_____
Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025