Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 22 day of May 2024.

Notary Public
My commission expires: 6-17-2024

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Navarro 2219 Cottage Hill Drive Antioch, TN 37013	New Owner	150-01-0-264.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CRT Investments, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin Navarro,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 749 on the Plan of Edge-O-Lake Estates, Section 17, of record in Plat Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to CRT Investments, LLC a Tennessee limited liability company, by Warranty Deed from Maxine B. Bryant by and through Dr. Revlon Briggs, Co-Conservator, dated May 16, 2024 of record in Instrument No. 20240517-0036730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2851 Desplane Drive, Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson
Batch # 1138606
05/23/2024 10:55:23 AM
Fees: $13.00 Taxes: $999.00

Davidson County
DEEDWARR
2 pgs

20240523-0038455

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 the 22nd day of May. 2024.

CRT Investments, LLC
A Tennessee limited liability company

By: Monica Thompson
Its: Sole Member

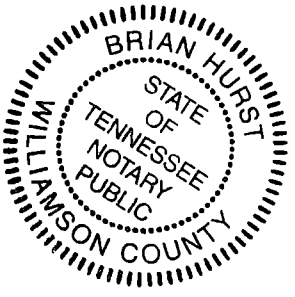
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Monica Thompson, Sole Member for CRT Investments, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Sole Member.

Witness my hand and official seal at Franklin, Tennessee, this the 22nd day of May, 2024.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2024057938