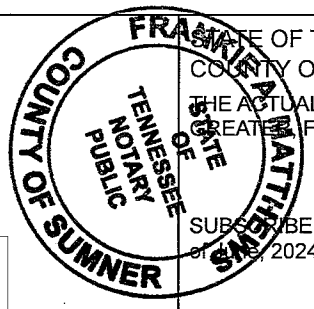
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-26-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1143048 DEEDWARR
06/04/2024 11:57:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240604-0041645

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Crawford	Hall Financial Group	011000120.00 and 011000167.00
(NAME)	(NAME)	
3250 Freeman Hollow Road	1650 Research Dr., Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Troy, MI 48083	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Erika N. Patt and Thomas W. Patt, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steven Crawford and Lauren Crawford, 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:

Tract 1:
A tract of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 1 on a survey by Bruce Rainey & Associates, Surveyors No. 823, dated April 28,1986, Job No. 83-047, as follows: BEGINNING at a point in the easterly margin of Freeman Hollow Road, a corner to the property of William E. Ayers; thence with the line of William E. Ayers, South 71°12'45" East 482.53 feet to an iron pin; thence North 73°56'26" East 171.90 feet to a point; thence North 43°39'44" East 140.12 feet to a point; thence North 16°01'57" East 73.49 feet to a point; thence North 12°54'59" East 304.22 feet to a point; thence North 08°51'19" West 304.12 feet to a point; thence North 81°08'11" East 279.21 feet to a point; thence South 08°51'49" East 712.60 feet to an iron pin; thence with the line crossing a pond, South 65°23'16" West 421.69 feet to an iron pin; thence South 84°22'52" West 306.11 feet to an iron pin; thence North 82°50'14" West 457.67 feet to an iron pin in the easterly margin of Freeman Hollow Road; thence with said margin of said road for two calls, North 02°06'49" East 43.97 feet, thence North 02°58'07" West 104.52 feet to the point of beginning, and containing 7.51 acres, more or less.

Tract 2:
Land in Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by J. Bruce Rainey, Surveyor, #823, dated August 13, 1993, and known as Job No. 930349 as follows: BEGINNING at a point in the line of the Michael P. Cunningham property, said point of beginning being 480 feet more or less southeasterly from the easterly margin of Freeman Hollow Road; thence with the line of the Janelle Martin property of record in Book 6553, page 498, Register's Office for Davidson County, Tennessee; thence North 14°16'29" East 481.35 feet to an iron pin; thence North 22°09'20" West 679.39 feet to an iron pin; thence North 69°06'28" East 421.96 feet to an iron pin in the line of the Thomas Lee Bennett property of record in Book 7677, page 345, Register's Office for Davidson County, Tennessee; thence with Bennett's line South 04°51'01" East 458.01 feet to an iron pin; thence South 08°46'52" East 303.34 feet to an iron pin; thence South 12°44'05"

West 304.79 feet to an iron pin; thence South 16°43'58" West 35.96 feet to an iron pin; thence South 50°22'18" West 161.37 feet to an iron pin; thence South 68°23'58" West 150.47 feet to the point of beginning, containing 7.26 acres, more or less.

Being the same property conveyed to Erika N. Patt and Thomas W. Patt, wife and husband, by deed from Elaine M. Tews, and Elaine Mendoza, Executrix of the Estate of Heinz Tews, dated January 18, 2019 and of record in Instrument No. 20190122-0006218, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 3250 Freeman Hollow Road, Goodlettsville, TN 37072

(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 our hands this 3rd day of June, 2024.

Erika N. Patt

Thomas W. Patt

STATE OF TENNESSEE

COUNTY OF Robertson

On this 3rd day of June, 2024, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Erika N. Patt and Thomas W. Patt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-24-28

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kathy Lee, 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 6/3/24.

Date

Affiant Signature

6/3/24

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 3RD day of June, 2024.

Notary's Signature

My Commission Expires: 5-20-25

Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON