Karen Johnson Davidson County
Batch# 1152518 DEEDWARR
06/28/2024 01:57:30 PM 4 pgs
Fees: $23.00 Taxes: $1,585.45
20240628-0048917

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38218	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $428,500.00. Emily Catherine Crofton Affiant Subscribed and sworn to before me this 28th day of June, 2024. Notary Public My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy and Lori Crofton 656 Saint Jules Lane Nashville, TN 37211	FirstBank 722 Columbia Avenue Franklin, TN 37064	Map and Parcel No.: 173090A08000CO

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, Matt-Lane Maier, Trustee of the Pinchona Sanctuary and Preserve Trust U/A dated May 1, 2024, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Timothy Andrew Crofton and Lori Crofton, husband and wife ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 656 Saint Jules Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of June, 2024.

Matt-Lane Maier, Trustee of the Pinchona Sanctuary and Preserve Trust U/A dated May 1, 2024

STATE OF ALABAMA

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt-Lane Maier, Trustee of the Pinchona Sanctuary and Preserve Trust U/A dated May 1, 2024, 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 purposes therein contained.

Witness my hand, at office, this 27th day of June, 2024.

Notary Public

Lewis A. Stargill
Notary Public, Alabama State At Large
My Commission Expires July 24, 2024

My Commission Expires: 07/24/2024

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Revision One, Section Two, Lenox Village, of record as Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to 313 Ventures, LLC, an Alabama limited liability company, by deed dated August 14, 2020 from Michael J. Majewski and Tarry A. Majewski, husband and wife, of record in Instrument No. 20200817-0091828, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 16, 2023 of record in Instrument No. 20240517-0036603, Register's Office for Davidson County, Tennessee, 313 Ventures, LLC, an Alabama limited liability company, conveyed subject property to PINCHONA SANCTUARY AND PRESERVE, a Trust. Said Quitclaim Deed having been corrected by Scrivener's Affidavit of record in Instrument No. __202406280048916_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826 and Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, rerecorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100850 and Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
8. Easement for ingress/egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
9. Easement for water lines and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/27/24 (date of document).

Affiant Signature

6/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027