Karen Johnson Davidson County
Batch# 1187620 DEEDWARR
09/30/2024 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240930-0075418

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Kimberly S. Crenshaw 686 Timber Lane Nashville, TN 37215	NEW OWNER	117 02 0C 044.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Reva L. Giles, in her individual capacity, and Reva L. Giles, Trustee of U/A/D Sep 14, 1995** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Kimberly S. Crenshaw, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 686 Timber Lane, Nashville, TN 37215 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being part of Woodlawn Manor, Inc., Plan of REGENCY PARK, as of record in Book 3700, Pages 111 and 112, Register's Office for said County, being:

Unit No. 44 on said section plat, together with the carport designated Number 44A as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Woodlawn Manor, Inc., including the Surveyor Plans and the administrative By-Laws thereunto attached and exhibited, of record in Book 3815, Page 778, as amended in Book 4364, Page 381, and further amended in Book 4767, Page 431; Book 5673, Page 429; Book 6047, Page 201; Book 7662, Page 942; Book 7728, Page 343; Book 9746, Page 83; Amended and Restated By-Laws recorded in Book 11288, Page 513 and Instrument No. 20031029-0159210; as amended in Instrument No. 20050531-0060994 and Instrument No. 20221110-0120652; Rules and Regulations in Instrument No. 20110525-0040197; as amended in Instrument No. 20171030-0110958 and Instrument No. 20240403-0023605;said Register's Office.

Being the same property conveyed to R. W. Giles, Jr. and wife, Reva L. Giles by Warranty Deed from Ronald L. Coleman, dated April 10, 1979, and recorded April 19, 1979, in Book 5423, page 661, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Roy William Giles and wife, Reva L. Giles, Trustees U/A/D SEP 14 1995 by Quitclaim Deed from R. W. Giles, Jr. and wife, Reva L. Giles, dated September 14, 1995, and recorded September 19, 1995, in Book 9798, page 813, Register's Office for Davidson County, Tennessee.

The said Roy William Giles (also known as R.W. Giles, Jr. and Roy William Giles, Jr.) having since died on September 29, 2013 leaving Reva L. Giles as the surviving trustee and as the surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 26th day of September, 2024.

Reva L. Giles, Trustee of U/A/D Sep 14, 1995

By: Reva Lee Giles, Trustee
Reva L. Giles, Trustee

Reva Lee Giles
Reva L. Giles

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2024, before me personally appeared Reva L. Giles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of U/A/D Sep 14, 1995, the within named seller, and that such Reva L. Giles as such Trustee, executed the foregoing instrument for the purposes therein contained, by personally signing the name as Trustee.

Witness my hand, at office, this 26th day of September, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2024, before me personally appeared Reva L. Giles, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of September, 2024

Notary Public
My commission expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Barbara McGinty, 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 9-27-2024.

Date

Affiant Signature

9-27-2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY