THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7769-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1188728 DEEDWARR
10/02/2024 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241002-0076479

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crews Construction & Development, LLC	Landon Crews	
535 American Road	1585 Mallory Ln., Ste. 205	090 16 0 041.00
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Aaron Holt and Theresa Holt Garrett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crews Construction & Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee:

Lot 35, Charlotte Park Subdivision, as shown on plat of record in Plat Book 2663, Page 2-6, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 35 fronts 73 feet on the southwesterly side of American Road and extends back 146.2 feet on the northwesterly line and 145.5 feet on the southeasterly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to John W. Holt and wife, Mary Jewell Holt by Warranty Deed from J. Douglas Wright and J. Douglas Wright, Jr. of record in Book 2780, page 583, Register's Office for Davidson County, Tennessee, dated March 03, 1958 and recorded on March 07, 1958.

The said John W. Holt having since died on April 9, 2003, leaving Mary Jewell Holt as the surviving tenant by the entirety.

The said Mary Jewell Holt having since died on April 28, 2023. Her heirs-at-law are John Aaron Holt and Theresa Holt Garrett. Reference is made to the Affidavot of Heirship recorded herewith as instrument _202410020076478 said Register's Office,

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **535 American Road, Nashville, TN 37209**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 the 27th day of September, 2024.

John Aaron Holt

Theresa Holt Garrett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Aaron Holt and Theresa Holt Garrett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2024.

My Commission expires: 11-8-27

Notary Public

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

Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

10/2/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/2/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON