THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

Karen Johnson
Batch # 1209089
12/02/2024 09:42:51 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20241202-0093242

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Valerie Crawford, Trustees of the VC Living Trust Dated July 31, 2024, and any amendments 1104 Cheyenne Boulevard Madison, TN 37115	Valerie Crawford, Trustees of the VC Living Trust Dated July 31, 2024, and any amendments 1104 Cheyenne Boulevard Madison, TN 37115	052-04-0-094 00

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS that July 31, 2024, Valerie Crawford, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys unto Valerie Crawford, Trustee of the VC Revocable Living Trust Dated July 31, 2024, and any amendments thereto, her heirs and assigns, all of her right, title, and interest to the following described real estate or parcel of land, to wit:

Being the same property conveyed by Warranty Deed to Valerie Crawford to Wendy Wright and Kevin Wright, Wife and Husband, by Warranty Deed on April 3, 2023 and recorded in Instrument No. 20230403-0024004, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Resubdivision of Bobby's Place-Cheyenne Boulevard of record in Instrument No 20130430-0043148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wendy Wright and Kevin Wright, Wife and Husband, by Warranty Deed from Laura Hicks, a single woman, dated 05/23/2016 and recorded on 06/06/2016 in Instrument No 20160606-0056734, Register's Office for Davidson County, Tennessee.

This is property generally located1104 Cheyenne Boulevard, Madison, TN 37115.

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of the Grantee(s)
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20130430-0043148, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3569, Page 87, Register's Office for Davidson County, Tennessee.

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, his/her/their heirs and assigns forever. I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, her 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.

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Valerie Crawford has here unto set her signature on this day and date first above written.

Valerie Crawford

STATE OF TENNESSEE)
) ss.
COUNTY OF ROBERTSON)

Valerie Crawford, personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that she executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal this on July 31, 2024.



Jill Pryor, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me on July 31, 2024.

JILL PRYOR
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/25/2026
ROBERTSON COUNTY

Jill Pryor, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066