Karen Johnson Davidson County
Batch# 1213610 DEEDWARR
12/10/2024 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,265.40
20241210-0095624

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2026

(AFFIX SEAL)

KERRA STAGGS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5407 Main St., Suite 103
Spring Hill, TN 37174

18-NSH24-08656

Address of New Owner:	Send Tax Bills to:	Tax Information:
Apple Nickel Enterprises Inc, a Tennessee Corporation 113 SADDLESTONE COURT S Hermitage, TN 37076	Apple Nickel Enterprises Inc, a Tennessee Corporation 610 FARRELL PKWY. NASHVILLE, TN 37220	086-12-0-112.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bailie E. Crawford, unmarried woman, and Julie M. Crawford and Jesse A. Crawford, as Co-Trustees of the Crawford Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Apple Nickel Enterprises Inc, a Tennessee Corporation**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19 as shown on the map entitled the Plan of Rockwood Estates of record in Plat at Instrument No. 20001013-0102078, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Bailie E. Crawford, unmarried woman, and Julie M. Crawford and Jesse A. Crawford, wife and husband by Warranty Deed from Noradean Johnson, unmarried of record in Instrument No. 20191122-0120701 Register's Office for Davidson County, Tennessee, dated November 20, 2019 and recorded on November 22, 2019.

Being the same property conveyed to Jesse A. Crawford and Julie M. Crawford, as Co-Trustees of The Crawford Trust, as community Property by Quitclaim Deed from Julie M. Crawford and Jesse A. Crawford wife and husband of record in Instrument No. 20210430-0058589 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on April 30, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **113 SADDLESTONE COURT S, HERMITAGE, TN 37076**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of December, 2024

(PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGES TO FOLLOW)

Jesse A. Crawford and Julie M. Crawford, as Co-Trustees of The Crawford Trust

BY: _____
Jesse A. Crawford, Co-Trustee

BY: _____
Julie M. Crawford, Co-Trustee

STATE OF California

COUNTY OF Placer

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jesse A. Crawford and Julie M. Crawford, as Co-Trustees of the Crawford Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at ROSEVILLE (CITY), CALIFORNIA (STATE), this 6th day of December, 2024.

_____
Notary Public

My commission expires: 4/21/2026

L. ALONZO
Notary Public - California
Placer County
Commission # 2401512
My Comm. Expires Apr 21, 2026

Bailie E. Crawford

Bailie E. Crawford

STATE OF Tennessee

COUNTY OF Maury

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bailie E. Crawford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Spring Hill, Tennessee, this 16th day of December, 2024.

Notary Public

My Commission Expires: 10/25/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Susan Morelli, 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 12/6/2024 *(date of document)*.

Susan Morelli 12/9/2024

Custodian's Signature date

STATE OF TENNESSEE
COUNTY OF Maury

Sworn to and subscribed before me this 9th day of December 2024 ~~2023~~.

Notary Public

MY COMMISSION EXPIRES: 10/26/2026

TIERRA STAGGS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY