Name and Address of New Owner:
Ryan Crownover and Lauren Christine Crownover
2616 Pleasant Green Road
Nashville, TN 37214

Karen Johnson Davidson County
Batch # 1215957 DEEDWARR
12/13/2024 09 32 03 AM 3 pgs
Fees $18 00 Taxes $2,035 00
20241213-0096872

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
073-03-0-009

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Ann Brown, William King Edwards, Jr., Deborah Malene Edwards, Timothy Rand Edwards, Kathy Sue Danko, Judith Gail King, and Daniel Jobe Edwards**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Ryan Crownover and Lauren Christine Crownover, husband and wife**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

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. 86 on the Plan of Sutherland Heights, Section II, of record in Plat Book 2663, page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed by Warranty Deed from Susan Andrews and Donald R. Andrews, husband and wife to William K. Edwards and Katie N Edwards, husband and wife, recorded May 16, 2008, as Instrument No. 20080516-0050559 in Davidson County, Tennessee Register of Deeds. The said Katie N. Edwards (AKA Katie Lucille Neal Edwards) died on October 23, 2009, leaving the said William K Edwards (AKA William King Edwards) the sole surviving tenant by the entirety. The said William K. Edwards (AKA William King Edwards) died intestate on November 11, 2021, leaving Sandra Ann Brown, William King Edwards, Jr., Deborah Malene Edwards, Timothy Rand Edwards, Kathy Sue Danko, Judith Gail King, and Daniel Jobe Edwards, as his sole heirs at law as evidence in Affidavit of Heirship recorded as Instrument No. 20220801-0086896, recorded August 1, 2022 in Register's Office of Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

This is improved property known as. 2616 Pleasant Green Road, Nashville, TN 37214

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, their heirs, 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, 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 hand this 6 day of December, 2024.

Sandra Ann Brown
Sandra Ann Brown

Deborah Malene Edwards
Deborah Malene Edwards

Timothy Rand Edwards
Timothy Rand Edwards

Kathy Sue Danko
Kathy Sue Danko

Judith Gail King
Judith Gail King

Daniel Jobe Edwards
Daniel Jobe Edwards

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 6 day of December, 2024, before me personally appeared Sandra Ann Brown, William King Edwards, Jr , Deborah Malene Edwards, Timothy Rand Edwards, Kathy Sue Danko, Judith Gail King and Daniel Jobe Edwards, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed

Witness my hand, at office, this 6 day of December, 2024

Notary Signature
My commission expires 08-17-25

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

William King Edwards, Jr.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 6 day of Dec., 2024, before me personally appeared William King Edwards, Jr. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 6 day of Dec., 2024.

Notary Signature
My commission expires: 3/9/27

ERIN A TOY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00.

Affiant Signature

Subscribed and sown to before me, this the 6th day of December, 2024.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5-9-26