This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4915-AJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $417,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2025.

Notary Public
My Commission Expires: 3/3/2025

Karen Johnson Davidson County
Batch# 1228255 DEEDWARR
01/21/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,544.75
20250121-0004146

M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner	Send Tax Bills To:	Map-Parcel Number
Elias Sulfridge-Nuyens 8720 Gauphin Place Nashville, TN 37211	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	173 09 0A 502.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christy Zink Crumpton and Corey Earl Crumpton, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Elias Sulfridge-Nuyens, a single man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Lot No. 412 on the plan of LENOX VILLAGE, PHASE SEVEN, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Corey E. Crumpton, an unmarried man Estella O. Channell, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from Thomas R. Cummings, Jr. and Dorothy R. Cummings, husband and wife, of record in Instrument No. 20180813-0079660, in the Register's Office of Davidson County, Tennessee, dated August 10, 2018 and recorded on August 13, 2018. Estella O Channell has since died on or around September 14, 2024. Christy Zink Crumpton joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **8720 Gauphin Place, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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, their heirs and assigns forever; and I/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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of January, 2025.

GRANTOR:

Christy Zink Crumpton

Christy Zink Crumpton

Corey Earl Crumpton

Corey Earl Crumpton

STATE OF FLORIDA
COUNTY OF Lee

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christy Zink Crumpton and Corey Earl Crumpton, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of January, 2025.

REGINA WILLIAMS-ERICKSON
Notary Public - State of Florida
Commission # HH 593103
My Comm. Expires Oct 2, 2028
Bonded through National Notary Assn.

Notary Public
My Commission expires: 10.02.2028
REGINA WILLIAMS-ERICKSON
PRINTED PRINTED NAME

Tennessee Certification of Electronic Document

I, Emma Howard, 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 1/15/25 (date of document).

Emma Howard
Affiant Signature

1/15/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of January, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL