Karen Johnson
Batch # 1228425
01/21/2025 10 19 22 AM
Fees $13 00 Taxes $1,627 63
Davidson County
DEEDWARR
2 pgs
20250121-0004338

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No CR-24-8392

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2025 17 KT

Notary Public

MY COMMISSION EXPIRES 3/20/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Paul Warner and Kelly J Warner	New Owner	
(NAME)	(NAME)	
3941 Stephens Ridge Way		173-16-0A-210 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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, I/we, **Christine A. Crowe, a widower**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Warner and Kelly J. Warner, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 130 on the plan of Final Plat of Hidden Creek, Phase 4, Section 1, of record in Instrument No. 20050714-0081682, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert C. Crowe Jr. and Christine A. Crowe, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060519-0058696 Register's Office for Davidson County, Tennessee, dated May 17, 2006 and recorded on May 19, 2006.

The said Robert C. Crowe Jr. died on February 27, 2010, thereby vesting title into Christine A. Crowe as his surviving spouse. Robert C. Crowe Jr. and Robert Cashen Crowe, Jr. are one and the same.

This is property more commonly known as 3941 Stephens Ridge Way, Nashville, TN 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand this 16th day of January, 2025.

Christine A Crowe
Christine A. Crowe

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (MU)

On this 16th day of January, 2025, before me personally appeared Christine A. Crowe, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of January, 2025.

Notary Signature
My commission expires:

