THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149837**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $690,000.00. Patricia A. Crockett Affiant Subscribed and sworn to before me, this 26th day of February, 2025. Notary Public My Commission Expires: 07/07/2027

WARRANTY DEED

Address New Owner: Patricia A. Crockett and Johnnie Ray Crockett 3908 Lloyd Road Whites Creek TN 37189	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 049-01-0-013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Stover, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia A. Crockett and Johnnie Ray Crockett, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Ole Orchard, Phase 2 of record in Instrument No. 20010504-0046318 as corrected in Instrument No. 20011218-0139648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to WILLIAM STOVER, by deed from JACQUELINE ELIZABETH KINZER, of record in Instrument No. 20151103-0111823, datedOctober 29, 2015, said Register's Office.

Jolene E. Stover joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 049-01-0-013.00.

Matters shown on the Plan of record in Instrument No. 20010504-0046318, corrected in Instrument No. 20011218-0139648, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20010412-0036220 re-recorded in Instrument No. 20010904-0095528, said Register's Office.

This is improved property located at 3908 Lloyd Road Whites Creek TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Karen Johnson Davidson County
Batch# 1241964 DEEDWARR
02/27/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20250227-0014779

Whenever used, the singular 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 26th day of February, 2025.

William Stover

Jolene E. Stover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Stover and Jolene E. Stover, 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, at office, this 26th day of February, 2025.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Feb. 26, 2025.

Affiant
Date: February 27, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of February 2025

Notary Public

My Commission Expires: 6-14-26

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY