WARRANTY DEED

W-BR-25-1206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

(AFFIX SEAL)

HEATHER MORRISON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Hailey P. Crabill and Patrick Donaldson	new owner	
(NAME)	(NAME)	**052-12-0-093 00**
1206 Apache Ln		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXA VANGORDER AND MCKENZIE VANGORDER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAILEY P. CRABILL, A SINGLE WOMAN, AND PATRICK DONALDSON, A SINGLE MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Reserved Parcel "A" on the Plan of Sequoia Valley, Section II of record in Plat Book 3700, Page 114, as amended in Instrument No 20211013-0137461, Register's Office for Davidson County, Tennessee, and more Particularly described as follows

Reserved Parcel A Said Parcel fronts 90 0 feet on the southerly margin of Apache Lane and runs back 147 3 feet on the westerly and 150 0 feet on the easterly line to a rear line which measures 86 2 feet

Being the same property conveyed to Alexa VanGorder and McKenzie VanGorder, wife and husband by Warranty Deed from Eagle Hook Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No 20230705-0051204 Register's Office for Davidson County, Tennessee, dated June 29, 2023 and recorded on July 05, 2023.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 3700, Page 114, amended in Book 4735, page 159, Instrument No 20211013-0137461 and Instrument No 20220126-0009319, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4047, Page 877 and Instrument No 20230328-0022388, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1206 Apache Ln, Madison, Tennessee 37115**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1242738 **DEEDWARR**
03/04/2025 09 24 52 AM 3 pgs
Fees $18 00 Taxes $2,220 00

20250304-0015951

Witness my/our hand(s) this the 3rd DAY OF MARCH, 2025

Alexa VanGorder

Alexa VanGorder

McKenzie VanGorder

McKenzie VanGorder

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXA VANGORDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2025

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MCKENZIE VANGORDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of March, 2025

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Notary Public
My Commission Expires. 10/25/2027
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, DANIEL HEARD, 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 MARCH 3, 2025.

Date

Affiant Signature

MARCH 3, 2025
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary's Signature

My Commission Expires: 1/30/29
Date

Notary's Seal (if on paper)

HEATHER MORRISON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 30, 2029