Karen Johnson Davidson County
Batch# 1248497 DEEDWARR
03/20/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,377.25
20250320-0020407

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $642,500.00

Johnnie Timms
Affiant

Subscribed and sworn to before me this 14th day of March, 2025.

VALERIE RUSSELL NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public
My commission expires: 2/20/29

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James K. Crawford, III and Judy Crawford 935 Springlane Drive Nolensville, TN 37135	NEW OWNERS	187-05-0A-184-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Johnnie Timms, an unmarried woman** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **James K. Crawford, III and Judy Crawford, married to each other,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 184 on the plan of Final Plat of Burkitt Springs, Phase 3, of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction in Instrument No. 20170209-0013607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnnie Timms, an unmarried woman by Quitclaim Deed from Kristen Ashley, an unmarried woman of record in Instrument No. 20250131-0007515, Register's Office for Davidson County, Tennessee, and dated January 31, 2025.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Burkitt Springs of record in Instrument No. 20170113-0004177, as corrected by Surveyor's Certificate of Correction in Instrument No. 20170209-0013607 Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument No. 20150601-0050466 Register's Office for Davidson County, Tennessee.

4. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20130514-0048379 Register's Office for Davidson County, Tennessee.

5. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20140110-0002949, amended in Instrument No. 20150908-0091208, Instrument No. 20160126-0007545, Instrument No. 20170118-0005499, and Instrument No. 20170925-0097954 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 935 Springlane Drive, Nolensville, TN 37135

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 13th day of March, 2025.

Johnnie Timms

Johnnie Timms

STATE OF AL
COUNTY OF Jefferson

On this 14th day of March, 2025, before me personally appeared Johnnie Timms, 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 13th day of March, 2025.

Notary Signature
My commission expires: 2/20/29

VALERIE RUSSELL NOTARY PUBLIC ALABAMA STATE AT LARGE

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 3/14/25 (date of document).

Affiant Signature

3/14/25

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 14th day of March, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

