Karen Johnson Davidson County
Batch# 1255051 DEEDWARR
04/02/2025 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250402-0024974

THIS DOCUMENT PREPARED BY

Leslie Dillon Thomas, Attorney
Thomas-Walters, PLLC
2800 S. Hulen., Suite 101
Fort Worth, TX 76109

AFTER RECORDING MAIL TAX STATEMENTS TO:
Crystal Martinez, as Trustee

11617 Pellicano, Unit B
El Paso, TX 79936

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

TCA 66-24-113(b)

THE STATE OF TENNESSEE: County of Davidson; KNOW ALL MEN by these presents that

CRYSTAL MARTINEZ , an unmarried woman, the GRANTOR,

Whose mailing address is 11617 Pellicano, Unit B, El Paso, TX 79936;

for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) to Grantor in hand paid by

CRYSTAL MARTINEZ, as Trustee of THE CRYSTALE TRUST, U/A dated January 25, 2021, a revocable trust, the GRANTEE,

Whose mailing address is 11617 Pellicano, Unit B, El Paso, TX 79936;
has granted, sold and conveyed and by these presents does grant, sell and convey unto the said Grantee, all of that certain premises to wit:

Land in Davidson County, Tennessee being Townhome Unit 59 Of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Deed's dated January 25, 2022, of record in Instrument No. 20220127-0010151, Instrument No, 20220127-0010150, Instrument No.20220127-0010149, and in Instrument No. 20220127-0010148, Register's Office for Davidson County, Tennessee.

Being same property conveyed from Beazer Homes, LLC dated March 19, 2025, of record in Instrument number 20250319-0020022, Register's office of Davidson County, Tennessee
MORE commonly known as: 5206 Gladecress Lane, Hermitage, TN 37076
PARCEL # 086-16-0A-059-00CO
TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee and its assigns forever. And Grantor does hereby bind herself, her heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Grantee and its assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. HOWEVER, subject to any and all validly existing Encumbrances, Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of record, if any. The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS my hand this 19 day of March, 2025.

CRYSTAL MARTINEZ,

STATE OF TEXAS

COUNTY OF El Paso

Before me (the undersigned, a Notary Public in and for said State), personally appeared CRYSTAL MARTINEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19th day of March, 2025

NATALIE CARBAJAL
Notary Public, State of Texas
Notary ID#: 13427822-6
My Commission Expires 03-29-2027

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Leslie Thomas, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas
County of Tarrant

Personally appeared before me, Kindyle Ledingham, a notary public for this county and
Notary's Name

state, Leslie Thomas, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KINDYLE MICHELLE LEDINGHAM
MY COMMISSION EXPIRES
06/18/2027
NOTARY ID: 128627627

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).