Karen Johnson Davidson County
Batch# 1258378 DEEDWARR
04/14/2025 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250414-0027795

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-1272

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of April, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brayden Sizelove and Joelle Sizelove 2323 Fairchild Circle Nolensville, TN 37135	Primis Mortgage Company 1001 Military Cutoff Road Suite 350 Wilmington, NC 28405	188-10-0C-176.00-CO

WARRANTY DEED

FOR AND IN 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,

Emily Crawford and Martece Crawford, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brayden N Sizelove and Joelle Sizelove, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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. 176 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Daffron and Martece Crawford, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191016-0106217 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 16, 2019.

Being the same property conveyed to Emily Crawford and Martece Crawford, wife and husband, as joint tenants with right of survivorship by Quitclaim Deed from Emily Daffron, N/K/A Emily Crawford and Martece Crawford, wife and husband of record in Instrument No. 20211130-0157730 Register's Office for Davidson County, Tennessee, dated October 13, 2021 and recorded on November 30, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2323 Fairchild Circle, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 9th day of April, 2025.

Emily Crawford

Emily Crawford

Martece Crawford

Martece Crawford

STATE OF TENNESSEE
COUNTY OF WILSON

On this 9th day of April, 2025, before me personally appeared Emily Crawford and Martece Crawford, 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 9th day of April, 2025.

JOSHUA TERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/7/27
COUNTY OF WILLIAMSON

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 4/9/2025.

Affiant Signature – Joshua A. Terry

4/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/11/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27