

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**

Affiant

Subscribed and sworn to before me, this the 17 day of April 2025.

Notary Public

My commission expires: 3-24-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
GREGORY MCCORMACK	**NEW OWNERS**	096-10-0-268.00
3117 Crosswood Drive		Karen Johnson Davidson County Batch# 1260925 DEEDWARR 04/17/2025 03:19:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.50 20250417-0029613
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KEVIN CHARLES HUFFMAN, EXECUTOR OF THE ESTATE OF CHARLES HENRY HUFFMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GREGORY MCCORMACK

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 553, as shown on the map entitled Cloverhill Section No. VIII, of record in Book 2331, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES H. HUFFMAN, UNMARRIED, by deed from MARLA KAY WILLIAMS, UNMARRIED, of record as Instrument No. 20031029-0159274, dated October 23, 2003, said Register's Office.

CHARLES H. HUFFMAN, also known as CHARLES HENRY HUFFMAN, died testate on or about November 3,2024. Pursuant to the terms of his Will of record in Docket No. 24P2416, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of KEVIN CHARLES HUFFMAN, EXECUTOR OF THE ESTATE OF CHARLES HENRY HUFFMAN.

This is improved property known as 3117 Crosswood Drive, Nashville, TN 37214.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my hand this 16th **day of April, 2025.**

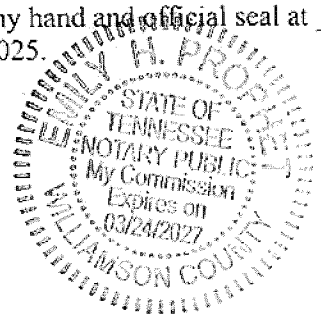
Kevin Charles Huffman Executor

KEVIN CHARLES HUFFMAN, EXECUTOR OF THE ESTATE OF CHARLES HENRY HUFFMAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **KEVIN CHARLES HUFFMAN,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be **the EXECUTOR OF THE ESTATE OF CHARLES HENRY HUFFMAN**, and that he as such EXECUTOR executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 16 day of APRIL, 2025.



Notary Public

Notary Exp. 3-24-2027

CERTIFICATION

I, Emily H Prophet (owner/preparer of document), 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 4-16-25 (date).

E Prophet

Affiant Signature

4-17-2025

Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 17 day of APRIL 2025.

Maria Williams

Notary Signature

My Commission Expires:

MARIA WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY
MY COMMISSION EXPIRES 8-1-2026