THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8376-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,190,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 2025. Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson
Batch # 1267444
05/01/2025 02 36 02 PM
Fees $13 00 Taxes $4,403 00

Davidson County
DEEDWARR
2 pgs

20250501-0033837

ELIZABETH ANNE MINGUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Crawford and Hope Carlson	Republic Bank + Trust	
4020 Utah Avenue	601 W Market Street	103-04-0-322.00
Nashville, TN 37209	Louisville, KY 40202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jason James Reid and Anna Janelle Reid, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jack Crawford, unmarried man and Hope Carlson, unmarried as joint tenants with right of survivorship**

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. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning in the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register's Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos 99 and 100; thence, with the line between said Lots, North 161.9 feet to a Southeast corner of the property conveyed to J.M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J.M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7 8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the beginning.

Being the same property conveyed to Anna Janelle Young, Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust by Warranty Deed from Kristin Allen Hughes and husband, Anthony Hughes of record in Instrument No. 20120607-0049628 Register's Office for Davidson County, Tennessee, dated May 25, 2012 and recorded on June 07, 2012.

Being the same property conveyed to Anna Janelle Reid and husband, Jason James Reid by Quitclaim Deed from Anna Janelle Reid (formerly Anna Janelle Young), Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust of record in Instrument No. 20230111-0002554 Register's Office for Davidson County, Tennessee, dated December 13, 2022 and recorded on January 11, 2023. See Deed of Correction of record in Instrument No. 20250501-0033836, said Register's Office

Name Affidavit of record in Instrument No. 20210323-0038265 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4020 Utah Avenue, Nashville, TN 37209**

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 do 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.

Witness our hands this the 29 day of April, 2025.

Jason James Reid

Anna Janelle Reid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason James Reid,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 29 day of April, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna Janelle Reid,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29 day of April, 2025

My Commission expires: Nov 8, 2027

Notary Public

R L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON