WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1268367 DEEDWARR
05/02/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250502-0034306

File #25-PA-0108-2204

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
OnetoCrew, LLC	**Persevere Lending**	
(NAME)	(NAME)	**053-07-0-078, 053-07-0-077, 053-07-0-075, 053-07-0-076, 053-08-0-036**
203 22nd St.	**600 San Ramon Valley Boulevard, Ste 202**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Danville, CA 94526**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SCOTT EVANS CROUCH, AN UNMARRIED PERSON, AND GLENN EVANS CROUCH, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ONETOCREW, LLC, A LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1 (108 22nd St., Nashville, Tennessee 37138 – Map Parcel 05307007800):

Being Lot No. 8 of Block 2 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 50 feet on the southeasterly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Tract 2 (114 22nd St., Nashville, Tennessee 37138 – Map Parcel 05307007700):

Being Lot No. 7 of Block 2 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southeasterly side of 22nd Street and runs back between parallel lines 144 feet to an alley.

Tract 3 (2200 Elliott Dr., Nashville, Tennessee 37138 – Map Parcel 05307007500):

Being Lot No. 1, Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, as of record in Book 547, Page 97.

Said Lot Number 1 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Tract 4 (2202 Elliott Dr., Nashville, Tennessee 37138 – Map Parcel 05307007600):

Being Lot No. 2, Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, as of record in Book 547, Page 97.

Said Lot Number 2 fronts 50 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines 100 feet to a dead line.

Tract 5 (2204 Elliott Dr., Nashville, Tennessee 37138 – Map Parcel 05308003600):

Being Lot No. 3, Block No. 2 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, as of record in Book 547, Page 97.

Said Lot Number 3 fronts 44 feet on the southwesterly side of Elliott Avenue and runs back between parallel lines.

Being part of the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evan Crouch, of record in Instrument No. 201511230118194, in the Register's Office for Davidson County, Tennessee, dated November 9, 2015, and recorded on November 23, 2015. In said deed, Casher C. Crouch and wife, Shirley Evans Crouch reserved unto themselves a life estate interest which terminated upon their deaths with Casher C. Crouch having died on January 4, 2020, and Shirley Evans Crouch having died on June 22, 2016.

Grantors do hereby affirm that said property has never been a primary marital residence.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DABBS & ELLIOT SUBDIVISION NO. 1, as recorded in Plat Book 547, Page97.

*Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances recorded in Instrument No. 20130227-0019295 (as to Tract 1).
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **108 & 114 22nd Street and 2200, 2202 & 2204 Elliott Drive, Old Hickory, TN 37138**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 23rd day of April, 2025.

Scott Evans Crouch
Scott Evans Crouch

Glenn Evan Crouch
Glenn Evans Crouch

STATE OF FL
COUNTY OF Broward

On this 23rd day of April, 2025, before me personally appeared Scott Evans Crouch, 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 23rd day of April, 2025.

DESIREE LANGEL
Notary Public - State of Florida
Commission # HH 612496
My Comm. Expires Dec 10, 2028
Bonded through National Notary Assn.

Notary Signature
My commission expires: 12/10/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of April, 2025, before me personally appeared Glenn Evans Crouch, 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 23rd day of April, 2025.

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Notary Signature
My commission expires:

True Copy Certification

I, **Pam Autry,** 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 this the 23 day of April, 2025.

Affiant Signature

Date 4/23/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028