THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450700**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me, this 7th day of May, 2025. Notary Public My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1270866 DEEDWARR
05/08/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250508-0036219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathyrn Crow 7825 Farmington Place Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0A 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Torrence, Trustee of the William H. Torrence Revocable Living Trust, dated July 10, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathyrn Crow, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of PHASE ONE, BOONE TRACE AT BALTMORE, of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William H. Torrence, Trustee of the William H. Torrence Revocable Living Trust, dated July 10, 2023, by Warranty Deed from William H. Torrence, unmarried, of record in Instrument No. 20230720-0055762, in the Register's Office of Davidson County, Tennessee, dated July 10, 2023 and recorded on July 20, 2023.

Being the same property conveyed to William H. Torrence, unmarried and to appoint Cartus Financial Corporation, a Delaware Corporation ("Agent") and/or Mid South Relocation Services ("Agent") and/or its authorized and designated agents or representatives as our attorney in fact, by Warranty Deed and Irrevocable Durable Power of Attorney from Andrew M. Thompson and wife, Analise J. Thompson, of record in Instrument No. 20100219-0012689, in the Register's Office of Davidson County, Tennessee, dated October 31, 2009 and recorded on February 19, 2010.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, BOONE TRACE AT BALTMORE, as recorded in Plat Book 7900, Page(s) 667.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MASTER PLAT, BOONE FARM AT BILTMORE, as recorded in Plat Book 6900, Page 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, as re-recorded in Book 9735, Page 931 and as amended in Book 10032, Page 813.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902.

Easement for Grant of Overhead Line, recorded in Book 8992, Page 62.

Easement for Right of Entry, recorded in Book 9665, Page 420.

Easement for Public Utilities, recorded in Instrument No. 20040204-0013636.

Charter for Boone Trace Homeowners' Association, recorded as Book 9607, Page 534.

Common Open Space deed recorded as Instrument No. 20011119-0126831.

This is improved property located at 7825 Farmington Place Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2025.

William H. Torrence Revocable Living Trust

William H Torrence

BY: William H. Torrence, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Torrence, Trustee of the William H. Torrence Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2025.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 7 day of May, 2025.

Affiant Signature
Date 5/7/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027