PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1274334 DEEDWARR
05/19/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20250519-0039002

Ivey Title, LLC Ref: (DL) Title No.: 64037
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Aaron Crowe Allison Sciarretta Crowe 3606 Westbrook Ave. Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 10405022500 and 10405022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Baker and Mary Van Meter Baker, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Aaron Crowe and Allison Sciarretta Crowe, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Richland Realty Co.'s Division "C" of record in Book 421, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Baker and Mary Van Meter Baker, husband and wife, by Warranty Deed from Steven Doyle Shackleford and Lisa O. Shackelford, husband and wife, dated June 28, 2021 and recorded June 30, 2021, of record in Inst. No. 20210630-0088856, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 31, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20120625-0055629, said Register's Office; Easement Deed by Court Order in Settlement of Landowner Action to U. S. Sprint Communications Company of record in Inst. No. 20140114-0003778, said Register's Office.

This is improved property, known as 3606 Westbrook Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of May, 2025

Courtney Baker

Mary Van Meter Baker

State of Tennessee

County of Davidson

On this 14th day of May, 2025, before me the undersigned authority, personally appeared Courtney Baker and Mary Van Meter Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 15 day of May, 2025

Notary

My Commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 May 14, 2025

Affiant Signature

5/14/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of May, 20 25.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY