Karen Johnson Davidson County
Batch# 1274335 DEEDWARR
05/19/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20250519-0039003

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED SIXTY FOUR THOUSAND NINE HUNDRED AND 00/100 (564,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DEREK BRUUN AND CAROLYN JENNRICH (NAME)	**NEW OWNER** (NAME)	**172-15-0A-090.00-CO**
221 HOLT HILLS ROAD NASHVILLE, TN 37211 (ADDRESS)	**221 HOLT HILLS ROAD NASHVILLE, TN 37211** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of May, 2025, the undersigned, **RYAN HOWARD CROUSE AND KENDRA CROUSE, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DEREK BRUUN, AN UNMARRIED MAN, AND CAROLYN JENNRICH, AN UNMARRIEDWOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **221 HOLT HILLS ROAD, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 232, as shown on the map entitled the Plan of Holt Woods, Section Seven, of record in Plat Book 9700, page 95, 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 Ryan Howard Crouse, an Unmarried Person by Warranty Deed from Jacob Paul Mitchell, a married man of record in Instrument No. 20200619-0065898 Register's Office for Davidson County, Tennessee, dated June 17, 2020 and recorded on June 19, 2020.

Note: On October 2nd, 2021, Ryan Howard Crouse married Kendra Crouse. Kendra Crouse joins in conveyence in any martial interest.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 2nd day of May, 2025.

GRANTOR: RYAN HOWARD CROUSE

STATE OF Colorado)
COUNTY OF Adams)

Personally, appeared before me, a Notary Public of the aforesaid authority, **RYAN HOWARD CROUSE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2nd day of May, 2025.

Notary Public

8/19/2026
My Commission Expires

MIRELA O CLUNIE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144032565
MY COMMISSION EXPIRES AUG 19, 2026

GRANTOR: KENDRA CROUSE

STATE OF Colorado)
COUNTY OF Adams)

Personally, appeared before me, a Notary Public of the aforesaid authority, **KENDRA CROUSE**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 2nd day of May, 2025.

Notary Public

8/19/2026
My Commission Expires

MIRELA O CLUNIE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20144032565
MY COMMISSION EXPIRES AUG 19, 2026

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 2, 2025

Affiant Signature

5/2/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 2 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