Karen Johnson Davidson County
Batch# 1284048 DEEDWARR
06/13/2025 08:53:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20250613-0045871

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-237

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen N. Lynch and Sandra G. Lynch	Same as new owner	171 00 0 066.00
(NAME)	(NAME)	
5662 Cloverland Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **5662 Cloverland LLC, a Tennessee limited liability company** (the "**Grantor**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Stephen N. Lynch and Sandra G. Lynch, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 5662 Cloverland Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of June, 2025.

GRANTOR:

5662 Cloverland LLC,
a Tennessee limited liability company

By: BPI Crabtree Family Investments, LLC,
a Tennessee limited liability company, its Manager

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared David P. Crabtree with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, the Manager of 5662 Cloverland LLC, a Tennessee Limited Liability Company, the within named Grantor, and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself/herself as President of the Manager of the Limited Liability Company.

WITNESS my hand, at office, this 11 day of June, 2025.



_____
Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of BRENTWOOD GARDENS, of record in Plat Book 1130, Page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete.

Being the same property conveyed to 5662 Cloverland, LLC, a Tennessee limited liability company, by Warranty Deed from Diane Moseley Crabtree, a married woman, of record in Instrument No. 20220203-0013073, in the Register's Office of Davidson County, Tennessee, dated December 31, 2021 and recorded on February 03, 2022.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 11, 2025.

Affiant Signature

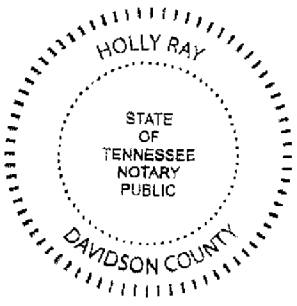
June 11, 2025

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 11th day of June, 2025.



Notary's Signature

My Commission Expires: 03/09/27