Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0097

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2025

Notary Public

Commission Expires: 9-5-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fidelis Investment Group LLC 8805 Ivy Mount Lane Nolensville, TN 37135	New Owner	050-16-0-019.00

Karen Johnson Davidson County
Batch# 1285093 DEEDWARR
06/17/2025 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250617-0047282

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Troy Watson and Jeffrey Crawford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fidelis Investment Group LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 9 of Sky View Subdivision, as of record in Book 2331, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

BEING the same property previously conveyed to 1 Public Homes, LLC by Substitute Trustee's Deed from Clear Recon, LLC, Substitute Trustee, dated 8/5/2024 and recorded 8/12/2024 in Instrument No. 20240812-0060326, Register's Office for Davidson County, Tennessee. The said Clear Recon, LLC having been appointed Substitute Trustee by instrument dated 5/15/2024 and recorded 5/24/2024 in Instrument No. 20240524-0038834, said Register's Office. Being the same property previously conveyed to James L. Herron and wife, Helen L. Herron by Warranty Deed from Charles Edward Cornish and wife, Betty Sue Cornish, dated 5/28/1976 and recorded 6/4/1976 in Book 5031, Page 775, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Troy Watson and Jeffrey Crawford by Warranty Deed from 1 Public Homes, LLC, a Tennessee limited liability company, dated 8/6/2024 and recorded 8/12/2024 in Instrument No. 20240812-0060327, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 352 Oakview Drive Nashville, TN 37207
The above mentioned property is not now nor was it ever the primary residence of the Grator(s) or their spouses

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2025.

Troy Watson

Jeffrey Crawford

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Troy Watson and Jeffrey Crawford** 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 and official seal at Hendersonville, Tennessee this 9th day of May, 2025.

Kim Graves
Notary Public
My Commission Expires: 8-1-28

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

Certificate of Authenticity

I, Holly A. Mason, 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 9 2025.

Affiant Signature

6/9/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026