SPECIAL WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1288466
06/23/2025 11 30 44 AM
Fees $13 00 Taxes $15,540 00

Davidson County
DEEDWARRSP
2 pgs

20250623-0048977

MICHELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY
My Commission Expires 3/5/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF June, 20 25

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
1038 Tyne Cottage, LLC	NEW OWNER	
(NAME)	(NAME)	145 04 0 013 00
2496 N Berrys Chapel Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **CAROL L. GARFIELD, TRUSTEE OF THE CRUMPACKER FAMILY TRUST U/T/A MAY 12, 2011**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1038 TYNE COTTAGE, 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. 4 on the PART OF OVERTON LEA ESTATE, LEALAND MANOR, FOURTH ADDITION, REVISED, as of record in Plat Book 1424, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 260 feet on the Northerly side of Tyne Boulevard and runs back 735.7 feet on the Easterly line and 729.8 feet on the Westerly line to a deadline, measuring 238.7 feet thereon.

Being the same property conveyed to Joe D. Crumpacker and wife, Janette L. Crumpacker, by Warranty Deed from David E. Jenkins and wife, Mary Joan Jenkins, of record in Book 5735, Page 89 (Re-Recorded in Book 5746, Page 449), in the Register's Office of Davidson County, Tennessee, dated April 17, 1981 and recorded on April 20, 1981. Joe D. Crumpacker died on December 21, 2022.

Being the same property conveyed to Janette L. Crumpacker, Trustee of the Janette L. Crumpacker Revocable Trust u/t/a dated May 12, 2011, by Warranty Deed from Joe D. Crumpacker and wife, Janette L. Crumpacker, of record in Instrument No. 20110601-0041879, in the Register's Office of Davidson County, Tennessee, dated May 26, 2011 and recorded on June 01, 2011. Also find the Certificate of Trust recorded in Instrument No. 20181101-0108264. The said Janette L. Crumpacker since died on August 13, 2011.

Being the same property conveyed to Carol L. Garfield, Trustee of the Crumpacker Family Trust u/t/a dated May 12, 2011, by Warranty Deed from Carol L. Garfield Successor Trustee of the Janette L. Crumpacker Revocable Trust u/t/a dated May 12, 2011, of record in Instrument No. 20111012-0079454, in the Register's Office of Davidson County, Tennessee, dated October 07, 2011 and recorded on October 12, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1038 Tyne Blvd, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 do 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 claiming by, and through or under the grantor herein, but no further otherwise Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except subject to the following:

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
2 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF OVERTON LEA ESTATE, LEALAND MANOR, FOURTH ADDITION, REVISED, as recorded in Plat Book 1424, Page(s) 133
3. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1129, Page 536 and Book 1471, Page 429.
4 Easement for Dedication of Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 435

Witness my hand and official seal this 18th day of June, 2025.

THE CRUMPACKER FAMILY TRUST U/T/A MAY 12, 2011

Carol L Garfield Trustee
Carol L. Garfield, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Carol L Garfield with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Crumpacker Family Trust u/t/a May 12, 2011, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust

Witness my hand and official seal this 18th day of June, 2025.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires

Notary Public

My Commission Expires 10/4/27

MO2025-466