This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23568A-AP

Karen Johnson Davidson County
Batch# 1289362 DEEDWARR
06/24/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250624-0049813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $635,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2025.

Notary Public
My Commission Expires: 5.9.26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jack Lockhart Shekinah Lockhart Maria Jovita Crouch 4729 Timberhill Dr. Nashville TN 37211	First Western Trust Bank 1900 16th STE 500 Denver, CO 80202	132-16-0-017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alex Charles Craft and Sarah Elizabeth Craft, Trustees of The Alex and Sarah Craft Family Trust dated December 19, 2023**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jack Lockhart and Shekinah Lockhart, husband and wife, and Maria Jovita Crouch**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 782, Section Thirteen, Caldwell Hall, according to survey and plat of same appearing of record in Book 3300, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby for a more complete and accurate description of said lot.

Being the same property conveyed to Alex Charles Craft and Sarah Elizabeth Craft as co-Trustees of the Alex and Sarah Craft Family Trust dated the 19th day of December 2023 by Quitclaim Deed from Alex Charles Craft and Sarah Elizabeth Craft, dated December 19, 2023, recorded January 9, 2024, of record in Instrument No. 20240109-0001964, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Alex Craft, a single man, as sole owner by Warranty Deed from Caleb Meeks and Kristina Meeks, husband and wife, dated July 2, 2021, recorded July 8, 2021, of record in Instrument No. 20210708-0091924, said Register's Office.

This is improved property located at: **4729 Timberhill Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2025.

GRANTOR:

The Alex and Sarah Craft Family Trust dated December 19, 2023

By: _____
Alex Charles Craft, Trustee

By: _____
Sarah Elizabeth Craft, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alex Charles Craft and Sarah Elizabeth Craft, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Trustees of The Alex and Sarah Craft Family Trust dated December 19, 2023, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of June, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/5/26

202506240049813

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 06/24/2025.

Affiant Signature

06/24/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 06/24/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

