Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th day of June, 2025

(Affix Seal) Notary Public

My Commission Expires

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Karen Johnson
Batch # 1292362
07/01/2025 11 31 07 AM
Fees $13 00 Taxes $2,164 50

Davidson County
DEEDWARR
2 pgs

20250701-0051813

PLEASE RETURN TO

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#
Deanne J Threapleton 1449 Alteras Circle Nashville, TN 37211	NEW OWNER	Map/Parcel 173-09-0A-412.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin Crumley and Jessica Crumley, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Deanne J. Threapleton, married**, hereinafter called the GRANTEE, her heirs and assigns, that 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 346, on the Plan of Lenox Village, Phase Five, as shown by plat appearing of record in Instrument No 20050120-0007427, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot

Being the same property conveyed to Kevin Crumley and Jessica Crumley, husband and wife by Warranty Deed from Heather B Brown and Shannon E Brown, wife and husband of record in Instrument No. 20111201-0093782 Register's Office for Davidson County, Tennessee, dated October 15, 2011 and recorded on December 01, 2011

This conveyance is subject to the following: Davidson County property taxes for the year 2025 and subsequent years, are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 1449 Alteras Circle, Nashville, TN 37211

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, her heirs and assigns forever, and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever

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

Effective the 27 day June, 2025.

Kevin Crumley

Jessica Crumley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of June, 2025, before me personally appeared Kevin Crumley and Jessica Crumley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of June, 2025.

Notary Signature
My commission expires:

