Karen Johnson Davidson County
Batch# 1294345 DEEDWARR
07/07/2025 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,013.80
20250707-0053234

WARRANTY DEED

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MJ-CT-25-824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Graves	**NEW OWNER**	
(NAME)	(NAME)	**064-12-0A-824.00**
824 Old Coach Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOROTHY GAMBLE CROCKARELL, UNMARRIED** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER GRAVES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 824 of Fox Run Condominium Apartments, First Revision - Part of Section 2, of record in Plat Book 5200, Page 357, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Kathy N. Crockarell, unmarried by Warranty Deed from Peggy A. Smith, nka Peggy S. Lewis, a married woman of record in Instrument No. 20011106-0121717 Register's Office for Davidson County, Tennessee, dated October 31, 2001 and recorded on November 6, 2001

Said Kathy N. Crockarell, AKA Kathy Nell Crockarell, having since died intestate on October 25, 2024, leaving Dorothy Gamble Crockarell as her sole heir at law as evidenced by Affidavits of Heirship of record in Instrument Number 20250122-0004909 and Instrument Number 202507070053232, Register's Office for Davidson County, Tennessee.

Intestate Estate admitted for probate in Docket No.24P2562, in the Circuit Court of Davidson County, Tennessee, Probate Division. Chris Crockarell joins in this conveyance in his capacity of Administrator to convey any and all possible interest The Estate of Kathy Nell Crockarell may have in said property.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 357, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Fox Run (Section Two)of record in Book 5535, Page 713, Deed of Correction of Master Deed in Book 5895, page 516, Second Deed of Correction of Master Deed in Book 5936, page 301, , Deed of Amendment to Master Deed in Book 6370, page 817 and Amendment to Master Deed of record in Book 8510, page 95, all in the Register's Office for Davidson County, Tennessee.
- By-Laws of Fox Run of record in Book 4956, Page 590 and being amended in Book 5174, page 609,Book 5548, page 852, Book 5564, page 582, Book 5895, page 518 (as Schedule A to Master Deed in Book 5895, page 516), Book 5896, page 1, Book 8510, page 100 and Amended in Book 8510, Page 95 and Amended and Restated By-Laws of record as Instrument No. 20120620-0053936, all in the Register's Office for Davidson County, Tennessee.
- Charter for Fox Run Condominium Homeowner's Association of record in Book 5208, Page 189, in the Register's Office for Davidson County, Tennessee.
- Permanent Easement and Temporary Construction Easement and Right of Entry for Temporary Construction Purposes of record in Book 9161, Page 940, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **824 Old Coach Court, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 25 DAY OF JUNE, 2025.

DOROTHY GAMBLE CROCKARELL BY CHRIS CROCKARELL, ATTORNEY-IN-FACT

Dorothy Gamble Crockarell by Chris Crockarell, Attorney-in-Fact

The Estate of Kathy Nell Crockarell

Chris Crockarell
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS CROCKARELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of DOROTHY GAMBLE CROCKARELL, and who acknowledged he executed the same as the free act and deed of the said DOROTHY GAMBLE CROCKARELL.

Witness my hand and official seal, this the 25th of June, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS CROCKARELL, ADMINISTRATOR of the ESTATE OF KATHY NELL CROCARELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of June, 2025.

Notary Public
My Commission Expires: 11-3-25

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 6/25/2025.

Affiant Signature – Joshua A. Terry

6/26/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/26/2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27