Karen Johnson Davidson County
Batch# 1295622 DEEDWARR
07/10/2025 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20250710-0054186

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $287,500.00.

Affiant

Subscribed and sworn before me this the 8th day of July, 2025.

Notary Public
My commission expires: 3/20/29

JESSICA SWINDELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/20/2029 SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sara Croft 1302 Kermit Dr. Nashville, TN 37217	Lender **PrimeLending, a Plainscapital Co** **18111 Preston Road, Ste 900** **Dallas TX 75252**	120-02-0 005.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBIN T. NOBLING, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SARA CROFT, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 201, on the plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robin T. Nobling, a single woman, by Warranty Deed from Pamela Gayle Hudson, unmarried, dated 06/20/2016 and recorded 06/22/2016 in Instrument No. 20160622-0063292, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1302 Kermit Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8th day of July, 2025.

Robin T. Nobling

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robin T. Nobling, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of July, 2025.

My commission expires:

7/17/2028

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic 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

July 8, 2025 (date of document)

Affiant Signature

July 8, 2025

Date

State of Tennessee

County of **SUMNER**

Sworn to and subscribed before me this **8** day of **JULY**, 202**5**.

Notary Signature

MY COMMISSION EXPIRES: 3/20/29

NOTARY SEAL:

