WARRANTY DEED

Karen Johnson Davidson County
Batch# 1298247 DEEDWARR
07/16/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250716-0056241

File No. ML-25-10310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter Timothy Wilhelm	New Owner	
(NAME)	(NAME)	
127 Carriage Court		171-03-0B-165.00-CO
(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/we, **Lisa Marie Crews, Trustee of Lisa Marie Crews Revocable Living Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hunter Timothy Wilhelm, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 25, on the Plan of Carriage Homes of Fredricksburg Townhomes of Fredricksburg, Revision One, Phase Two, Section Five, of record in Book 9700, Page 578, revised in Instrument No. 20000804-0077800, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Marie Woods, Unmarried by Warranty Deed from Richard T. Derry and Tonya M. Derry, Trustees of the Derry Revocable Living Trust, dated July 31, 2015 of record in Instrument No. 20160602-0055580 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 02, 2016.

Being the same property conveyed to Lisa Marie Crews, Trustee of The Lisa Marie Crews Revocable Living Trust, dated May 20, 2019 by Quitclaim Deed from Lisa Marie Crews of record in Instrument No. 20190613-0056860 Register's Office for Davidson County, Tennessee, dated May 20, 2019 and recorded on June 13, 2019.

Daniel Jacob Crews joins in this conveyance to convey any interest he may have in the subject property as the spouse of Lisa Marie Crews.

This is property more commonly known as 127 Carriage Court, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 15th day of July, 2025.

Lisa Marie Crews Revocable Living Trust

By: _____
Lisa Marie Crews, Trustee

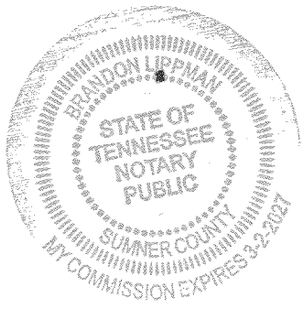
_____
Daniel Jacob Crews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Lisa Marie Crews, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustee of the Lisa Marie Crews Revocable Living Trust U/A/D May 20, 2019, the within named bargainor, and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustee.

Witness my hand, at office, this 15th day of July, 2025.

_____
Notary Signature
My commission expires:

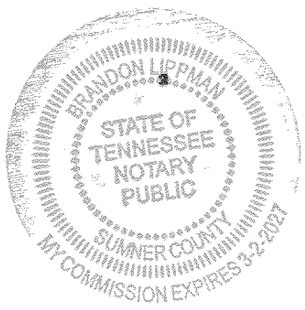


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2025, before me personally appeared Daniel Jacob Crews, 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 15th day of July, 2025.

_____
Notary Signature
My commission expires:



5 10,510

Certificate of Authenticity

I, J. Trent Lehman, 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 7/16/25.

Date

Affiant Signature

7/16/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

