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 DAVIDSON

Actual consideration or value, whichever is greater is $970,000.00.

Affiant

Subscribed and sworn before me this the 18th day of July, 2025.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John C. Elrod Jenna E. Elrod 1905 Cromwell Dr. Nashville, TN 37215	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	158-07-0 004.00

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, LYDIA NAYLOR AND SCOTT NAYLOR, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHN C. ELROD AND JENNA E. ELROD, HUSBAND AND WIFE AND PARKER DAVID ELROD II, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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. 112 on the Plan of Hillsboro Park, Section III, as shown on plat of record in Plat Book 2663, Page 94, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Lydia Naylor and Scott Naylor, wife and husband, by Warranty Deed from Clyde C. Kelly, widow, dated 06/28/2018 and recorded 06/28/2018 in Instrument No. 20180628-0062645, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1905 Cromwell Dr., Nashville, TN 37215.

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.

Karen Johnson Davidson County
Batch# 1299739 DEEDWARR
07/18/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20250718-0056776

Witness my hand this the 18th day of July, 2025.

Scott Naylor

Lydia Naylor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Naylor and Lydia Naylor, 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 18th day of July, 2025.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202507180056776

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/18/2025.

Affiant Signature

7/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

202507180056776