WARRANTY DEED

Karen Johnson Davidson County
Batch# 1302802 DEEDWARR
07/28/2025 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20250728-0059265

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8.12.26

(AFFIX SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1078

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew Crocker and Breanna June Crocker	Matthew Crocker and Breanna June Crocker	131-12-0B-007.00-CO
(NAME)	(NAME)	
104 Robin Springs Rd.	104 Robin Springs Rd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty Thousand And No/100 Dollars ($920,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KENNETH W. TUCKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW CROCKER AND BREANNA CROCKER, HUSBAND AND WIFE,** 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:

The following described property located in Davidson County, Tennessee, to-wit:

Unit Number 4, on the plan of Robin Springs, a Horizontal Property Regime, according to the Master Deed of record in Book 6401, page 431, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 170, in the Register's Office of Davidson County,

Tennessee, to which Master Deed and plat reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth W. Tucker and Martha M. Tucker, husband and wife by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110119-0005034, Register's Office for Davidson County, Tennessee, dated December 29, 2010 and recorded on January 19, 2011. Martha M. Tucker having since died on August 20, 2021 leaving Kenneth W. Tucker as surviving tenant by the entirety.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 104 Robin Springs Rd., Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 23rd day of July, 2025.

Kenneth W. Tucker

Kenneth W. Tucker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of July, 2025, before me personally appeared Kenneth W. Tucker, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 July 23, 2025.

Affiant Signature _____

July 23, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd of July 2025.

_____
Notary's Signature

MY COMMISSION EXPIRES: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County