WARRANTY DEED

Karen Johnson
Batch # 1303206
07/29/2025 09 46 56 AM
Fees $18 00 Taxes $5,180 00

Davidson County
DEEDWARR
3 pgs

20250729-0059703

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2025

Notary Public

MY COMMISSION EXPIRES 11/19/28
(AFFIX SEAL)

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-318

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Alexandra Navarro and Gilberto Navarro, III	Cadence Bank	116-12-0-X-001-00co
(NAME) 3806-A Tulane Court	(NAME) 2778 West Jackson Street	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Travis Crook and Amy Crook, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Alexandra Navarro and Gilberto Navarro, III, wife and husband** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**")

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3806 A Tulane Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 25 day of July, 2025.

GRANTORS:

Travis Crook

Amy Crook

STATE OF Texas)

COUNTY OF Travis)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Travis Crook and Amy Crook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument

WITNESS my hand, at office, this 25 day of July, 2025.

BAILEY FROST
Notary ID #134667047
My Commission Expires
December 4, 2027

Notary Public

My Commission Expires: 12/4/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit A of HOMES AT 3806 TULANE COURT, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 3806 TULANE COURT, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170626-0064075 and as Amended in Instrument No. 20181217-0122168, Register's Office for Davidson County, Tennessee, to which reference is hereby made The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 3806 TULANE COURT, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20170626-0064075 and as Amended in Instrument No. 20181217-0122168, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Travis Crook and Amy Crook, husband and wife, by Warranty Deed from White Pines Building Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20181217-0122169, in the Register's Office of Davidson County, Tennessee, dated December 12, 2018 and recorded on December 17, 2018.