Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
Karen Johnson
Batch # 1303933
07/31/2025 08.15 52 AM
Fees $13 00 Taxes $1,850 00
Davidson County 162
DEEDWARR
2 pgs
20250731-0060387

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kurt Crowley, a married man, and Kevin P. Mahoney and JoNell Y. Mahoney, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Yarbrough, a single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Pleasant View Subdivision of Mrs. McComb's Property of record in Plat Book 421, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kurt Crowley, an unmarried man, and Kevin P. Mahoney and JoNell Y. Mahoney, husband and wife by Warranty Deed from Joel M. Peterson Morley and Jennifer N. Peterson Morley, husband and wife of record in Instrument No. 20211201-0159357 Register's Office for Davidson County, Tennessee, dated November 13, 2021 and recorded on December 1, 2021. Kurt Crowley is now married to Abigail V. Crowley and joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 210 Radnor Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Elizabeth Yarbrough 210 Radnor Street Nashville, TN 37211	NEW OWNER	119 14 0 267.00

WITNESS THE EXECUTION HEREOF this 21st day of July, 2025.

Kurt Crowley **Abigail V. Crowley**

State of Tennessee)
County of Davidson)

On this 21st day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kurt Crowley and Abigail V. Crowley, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Kevin Mahoney **JoNell Y. Mahoney**

State of Tennessee)
County of Davidson)

On this 21st day of July, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kevin P. Mahoney and JoNell Y. Mahoney, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of July, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON