Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306032 DEEDWARR
08/05/2025 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,341.11
20250805-0061965

File No. AD-25-10225

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,461.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

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
Samuel Colley and Sydney Rexford	**New Owner**	
(NAME)	(NAME)	095-14-0-042.00
2127 Crystal Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **Chandler Talleur, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Colley, unmarried man, and Sydney Rexford, unmarried woman, as joint tenants with full rights of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Elm Hill Acres, Section No. 1 of record in Plat Book 2331, Page 67, 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 Chandler Talleur, unmarried by Warranty Deed from Corien Coster Mojaver, a married woman, and Helena Hofma, an unmarried woman of record in Instrument No. 20190627-0062678 Register's Office for Davidson County, Tennessee, dated June 20, 2019 and recorded on June 27, 2019. Chandler Talleur subsequently married.

Kailey Talleur joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is property more commonly known as 2127 Crystal Drive, Nashville, TN 37210.

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 30th day of July, 2025.

Chandler Talleur

Kailey Talleur, by Chandler Talleur as Attorney-in-Fact

Kailey Talleur, by Chandler Talleur as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Chandler Talleur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Kailey Talleur, and that this instrument was executed on behalf of the said Kailey Talleur for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202508050061964, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of July, 2025.

Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 30, 2025.

Date

Affiant Signature 07/30/2025

Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 30th day of July, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (of on paper)

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY