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 $580,000.00.

Affiant

Subscribed and sworn before me this the 8th day of August, 2025.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1309477 DEEDWARR
08/13/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20250813-0064329

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christina M. Crockett	Navy Federal Credit Union	110-02-0B 043.00
PO BOX 154	P. O. Box 3326	
Keswick, VA 22947	Merrifield, VA 22119	

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, **JOHN EDWARD SMYTH AND TERESA CHANG, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CHRISTINA M. CROCKETT, UNMARRIED**, 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 Unit A of Lot 10, on the Plan of The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20200323-0031611, and amending Plat of record in Instrument 20180223-0017267, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to John Edward Smyth and Teresa Chang, husband and wife, by deed dated 10/01/2020, from Frank Batson Homes, Inc., of record in Instrument No. 20201002-0113791, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 417 Anchor Reserve Cv, Hermitage, TN 37076.

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.

Witness my hand this the 28TH day of JULY, 2025.

John Edward Smyth

Teresa Chang

Physically Present ☑

STATE OF FLORIDA

COUNTY OF VOLUSIA

Online Notarization ☐

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Edward Smyth and Teresa Chang, 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. PROVIDED FL DL AS ID.

Witness my hand and official seal this 28TH day of JULY, 2025.

My commission expires: 2/26/2029

Notary Public DORIS E SHEPHERD

DORIS E SHEPHERD
Notary Public - State of Florida
Commission # HH 617049
My Comm. Expires Feb 26, 2029

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 7-28-25.

Affiant Signature

8-13-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY