THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751632** Karen Johnson Davidson County Batch # 1317762 **DEEDWARR** 09/03/2025 10:15:36 AM 2 pgs Fees $13.00 Taxes $2,771.30 20250903-0070202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $749,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2025. Notary Public My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2026

WARRANTY DEED

Address New Owner: Nicholas Anthony Cheesman and Jeanie Kathryn Crouch 7161 Still Spring Hollow Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 16 0C 043.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelsey D. Craft, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Anthony Cheesman, an unmarried man, and Jeanie Kathryn Crouch, an unmarried woman, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 43 on the Final Plat of PHASE 3 SECTION 2, STILL SPRINGS RIDGE, as of record in Instrument No. 20210225-0023476, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelsey D. Craft, an unmarried woman, and Steven Robert Craft, a Married Man, as joint tenants with right of survivorship, by Warranty Deed from Donnie Hogan, of record in Instrument No. 20221219-0131073, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022, and recorded on December 19, 2022.

Steven D. Craft passed on March 22, 2025. Said property was never the primary marital residence of Grantor.

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 record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3 SECTION 2, STILL SPRINGS RIDGE, as recorded in Instrument No. 20210225-0023476.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D BOUNDARY & SUBDIVISION PLAT, STILL SPRING RIDGE HICKS ROAD, as recorded in Plat Book 9700, Page 276.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT, STILL SPRINGS RIDGE, as recorded in Instrument No. 20070814-0097044 as Surveyor's Certificate of Correction recorded in Instrument No. 20070912-0109602 and Property Modifications recorded in Instrument No. 20080625-0065525.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080626-0065754.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210429-0057209, as amended in Instrument No. 20210909-0120807.

Easement for Water Line, recorded in Book 9024, Page 489.

Easement for Public Utilities, recorded in Book 9740, Page 971 and Instrument No. 20030929-0143465.

Easement recorded in Instrument No. 20000120-0006745.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135.

Matters shown on survey prepared Kevin A. Edmondson, RSL No. 1515, 3084 Culleoka Hwy., Culleoka, Tn 38451, dated 7-15-18.

This is improved property located at 7161 Still Spring Hollow Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2025.

Kelsey D Craft By Ryan Dieck AIF

Kelsey D. Craft
By: Ryan Dieck, 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, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kelsey D. Craft and that he is authorized by Kelsey D. Craft to execute this instrument on her behalf.

WITNESS my hand, at office, this 29th day of August, 2025.

Notary Public

My Commission Expires: _____

GARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027