STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 1/28/26
File No. G25-23436

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1320185 DEEDWARR
09/09/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250909-0071938

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Eugene Crumpton and Daryl King (NAME) | New Owner (NAME) | 17-67 |
| 6571 Greenbrier Cemetary Rd (STREET ADDRESS) | (STREET ADDRESS) | |
| Greenbrior, TN 37073 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **James L. Grissom, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eugene Crumpton, a married man, and Daryl King, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described according to survey by Ray G. Cole Registered Land Surveyor No. 924, dated January 23, 1995, as follows:

Tract 3: Beginning at an iron pin set in the easterly margin, 25 feet from the centerline of Luster Road, the most southwest corner of this tract, and being located along the margin of said road from an iron pin set, a corner to James L. Grissom (deed boot 7994, page 348) with a curve to the right having a radius of 749.51 feet, an arc of 432.60 feet, and a chord of N. 32 deg. 51'10" E.426.62 feet to said beginning point; thence, from said beginning point and with said Luster Road for the next three calls as follows: thence, with a curve to the right having a radius of 749.51 feet, an arc length of 100.00 feet, and a chord of N. 53 deg.12' 36" E. 99.93 feet to a point; thence N. 57 deg. 01" 56'" E.133.61 feet to a point; thence, with a curve to the left having a radius of 712.17 feet, an arc length of 370.42 feet, a chord of N. 42 deg. 07' 56" E. 366.25 feet to an iron pin set in the margin of said road; thence, leaving said road S 65 deg. 45' 32" E. 268.28 feet to an iron pin set; thence, S. 82 deg. 34' 08" E. 200.00 feet to an iron pin set in the line of Thomas A. Ankenbauer (deed book 6574, page 695); thence, with the line of said Ankenbauer, S. 07 deg. 25' 52" W. 346.01 feet to an, iron pin set in the line of Jerald L. Cuffman (deed book 5782, page 252); thence, N. 84 deg. 52' 34" W. 839.37 feel to the beginning, containing 5.54 acres more or less.

and

Tract 4: Beginning at an iron pin set in the easterly margin, 25 feet from the centerline of Luster Road, the most southwest corner of this tract, and being a corner to James L. Grissom (deed book 7994, page 348); thence with said road curve to the right having a radius of 749.51 feet, an arc length of 432.60 feet, and a chord of N. 32 deg. 51' 10" E. 426.62 feet to an iron pin set in the margin of said road; thence, leaving said road, S. 84 deg. 52" 34" E. 839.37 feet to an iron pin set in the line of Jerald L. Cuffman (deed book 5782, page 252); thence, with the line of said Cuffman for the next three calls as follows: S. 07 deg. 25' 52" W. 80.00 feel to an iron pin set; thence, S. 74 deg. 23' 17" W. 732.08 feet to an Iron pin set; thence S. 08 deg. 33' 57" W. 66.00 feet to an iron pin set in the line of said Cuffman, a corner to said James L. Grissom; thence, with said Grissom N. 80 deg. 21' 03" W 347.11 feet to the beginning, containing 5.78 acres more or less.

Being the same property conveyed to James L. Grissom and wife, Wanda T. Grissom by Deed dated May 4, 1995 from Emmett H. Harris, Executor of the Estate of Amy Dale Talley, recorded May 30, 1995, in Book 9667, Page 185, in the Register's Office of Davidson County, Tennessee. The said Wanda T. Grissom died April 24, 2023 leaving James L. Grissom as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as Luster Road, Goodlettsville, TN 37072.

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. Whenever 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(s) this 5th day of September, 2025.

James L. Grissom

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 2025, before me personally appeared James L. Grissom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of September, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/5/25 (date of document).

Affiant Signature

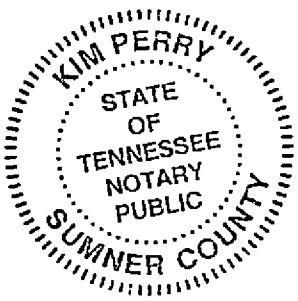
9/5/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 5th day of September, 2025.




Notary's Signature

MY COMMISSION EXPIRES: 1/30/29