THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1320829 DEEDWARR
09/10/2025 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250910-0072433

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Kathleen M. Irvin

Kathleen M. Irvin, as Trustee, Affiant

Subscribed and sworn to before me,
this 10th day of September, 2025.

Paul C. Hayes

Notary Public

My Commission Expires: 5/30/2029

PAUL C. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Kathleen M. Irvin, Trustee of the James and Joan Crowley Revocable Trust 104 Forrest Valley Court Nashville, TN 37209	Kathleen M. Irvin, Trustee of the James and Joan Crowley Revocable Trust 104 Forrest Valley Court Nashville, TN 37209	128 02 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **JAMES J. CROWLEY and wife, JOAN M. CROWLEY** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN M. IRVIN, as Trustee of the JAMES AND JOAN CROWLEY REVOCABLE TRUST under agreement dated September 10, 2025** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Thousand Oaks Estates, as of record in Plat Book 3700, page 82 and 83, Register's Office for said County.

Said Lot No. 104 fronts a total of 114.33 feet on the northerly side of Forrest Valley Court and runs back 262.81 feet on the easterly lot line and 339.92 on the westerly lot line to a line in the rear which measures 155.0 feet thereon.

Being the same property conveyed by Donald C. Yarbrough and wife, Patricia C. Yarbrough to James J. Crowley and wife, Joan M. Crowley, by deed dated November 30, 1987, recorded in Book 7417, page 505, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 104 Forrest Valley Court, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 10th day of September, 2025.

James J. Crowley

JAMES J. CROWLEY

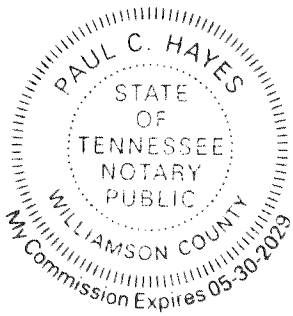
Joan M. Crowley

JOAN M. CROWLEY

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES J. CROWLEY and JOAN M. CROWLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 10th day of September, 2025.



Paul C. Hayes
Notary Public

My Commission Expires: 5/30/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 September 10, 2025.

9-10-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 10th day of September, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

