THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851906** Karen Johnson Davidson County Batch # 1320958 DEEDWARR 09/11/2025 09 56 01 AM 3 pgs Fees $18 00 Taxes $4,635 73 20250911-0072601	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $1,252,900 00 Affiant Subscribed and sworn to before me, this 10th day of September, 2025 Notary Public My Commission Expires CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Andrew Machles and Dana Machles 4334 Estes Road Nashville TN 37215	Send Tax Bills To· New Owner	Tax Information Tax Parcel ID No 130 08 0 038.00

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, **Richard T. Craig, Jr., Bari Craig Harwell, and M. Brent Craig, devisees of the last will and testament and Co-Executors of the Estate of Jan M. Craig** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Machles and Dana Machles, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of COMPTONWOOD SUBDIVISION (RESUBDIVISION OF PART OF LOTS 1, 2 AND ALL OF LOT 3). of record in Plat Book 6050, Page 258, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Richard T. Craig, Sr and wife. Jan M Craig, by Warranty Deed from Jean D. Dortch, of record in Instrument No. 20050527-0059979, in the Register's Office of Davidson County, Tennessee, dated May 26, 2005 and recorded on May 27, 2005. The said Richard T Craig, Sr. died on October 02, 2021, then Jan M. Craig died April 29, 2025, testate, devising subject property to Richard T. Craig, Jr., Bari Craig Harwell, and M. Brent Craig. See Probate Case No 25P-1133, Davidson County Circuit Court

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.

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 Resubdivision of part of Lots 1 & 2 and all of Lot 3 of the Comptonwood Subdivision, as recorded in Plat Book 6050, Page(s) 258.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Comptonwood Subdivision, as recorded in Plat Book 974, Page(s) 10.

This is improved property located at 4334 Estes Road Nashville TN 37215

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 9th day of September, 2025

Estate of Jan M. Craig

BY: _____
Richard T. Craig, Jr., Co-Executor & Heir

BY: _____
Bari Craig Harwell, Co-Executor & Heir

BY: _____
M. Brent Craig, Co-Executor & Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard T. Craig, Jr. and Bari Craig Harwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are the Heirs and Executors of the Estate of Jan M Craig the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of September, 2025

CHADI PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2028

_____
Notary Public
My Commission Expires: _____

STATE OF GEORGIA)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Brent Craig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are the Heirs and Executors of the Estate of Jan M. Craig the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 9th day of September, 2025

_____
Notary Public
My Commission Expires: _____

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 9th day of September, 2025.

Estate of Jan M. Craig

BY: _____
Richard T. Craig, Jr., Co-Executor & Heir

BY. _____
Bari Craig Harwell, Co-Executor & Heir

BY: M. Brent Craig, Co-Executor & Heir
M. Brent Craig, Co-Executor & Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard T. Craig, Jr and Bari Craig Harwell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are the Heirs and Executors of the Estate of Jan M. Craig the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 9th day of September, 2025.

_____
Notary Public
My Commission Expires: _____

STATE OF GEORGIA)
COUNTY OF FULTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Brent Craig, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are the Heirs and Executors of the Estate of Jan M. Craig the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of September, 2025.

Janel Miles
Notary Public
My Commission Expires: 8/29/2028

