Karen Johnson Davidson County
Batch# 1330912 DEEDWARR
10/06/2025 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,687.20
20251006-0079681

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0219

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 2025

Notary Public

Commission Expires: _____

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Daniel L. Young & Charlee K. Young 704 Fowler Street Old Hickory, TN 37138	Rocket Mortgage, LLC 1050 Woodward Ave Detroit, MI 48226	044-14-0-049.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Edwin G. Crowley and Donna K. Crowley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Young and Charlee Young, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 93 on the plan of Rolling Green Subdivision, Section 1, as of record in Book 1424, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 90 feet on the westerly side of Fowler Street and runs back 238.1 feet on the northerly line and 236 feet on the southerly line, measuring 90 feet thereon.

BEING the same property previously conveyed to Audrey Jean Howell Kelly by Quitclaim Deed from Charles Robert Kelly, dated 6/16/2001 and recorded 7/19/2001 in Instrument No. 20010719-0076500; and the same property previously conveyed to Charles R. Kelly, unmarried, by Warranty Deed from Eunice Jones and wife, Lucille Jones, dated 2/19/1993 and recorded 2/22/1993 in Book 8870, Page 216, Register's Office for Davidson County, Tennessee.
The said Audrey Jean Howell Kelly died testate on January 3, 2024. According to Order to Probate filed 5/20/2024 in Docket No. 24P-818 in the Seventh Circuit Court for Davidson County, Tennessee, Sharon Crague was appointed as Executrix.

BEING the same property conveyed to Edwin G. Crowley and Donna K. Crowley, husband and wife, by Warranty Deed from Sharon Crague, Executrix of the Estate of Audrey Jean Howell Kelly Estate, dated 10/29/2024 and recorded 10/30/2024 in Instrument No. 20241030-0083446, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 704 Fowler Street, Old Hickory, TN 37138

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of October, 2025.

Edwin G. Crowley

Donna K. Crowley

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edwin G. Crowley and Donna K. 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 at Hendersonville, Tennessee this 3rd day of October, 2025.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

(Notary Seal)

Kim Graves
Notary Public
My Commission Expires: 8-1-28

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 10/3/2025 (**date of document**).

Affiant Signature

10/3/25

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 3rd day of October, **20**25.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029