Karen Johnson Davidson County
Batch# 1336004 DEEDWARR
10/20/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251020-0083365

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $470,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 10/14/2025. NOTARY PUBLIC MY COMMISSION EXPIRES
THIS INSTRUMENT PREPARED BY CLOSED Nashville LLC, 118 Saundersville Road Hendersonville, TN 37075 file # 7728-25NASH-TN	

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 04/22/2028 WILSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles G. Crawford	SWBC Mortgage Corp	097-02-0A-125.00-CO
1645 Stonewater Drive	9311 San Pedro #100	
Hermitage, TN 37076	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stephen Vastola and Erika Vastola, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles G. Crawford, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), 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. 125 on the Plan of Final Plat, Villages of Riverwood Section One, Phase 2A, of record at Instrument No. 20110401-0025117, and Surveyors Certificate of Correction of record in instrument No. 20120705-0059091, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Vastola and Erika Vastola, husband and wife by Warranty Deed from Gary Van Atta, married of record in Instrument No. 20141002-0091242 Register's Office for Davidson County, Tennessee, dated September 15, 2014 and recorded on October 02, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1645 Stonewater Drive Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on October 14, 2025.

Stephen Vastola

Erika Vastola

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Stephen Vastola and Erika Vastola, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 14, 2025.

EMMA GRACE VAN DIJK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires MAY 14, 2029
WILSON COUNTY

Notary Public

My Commission Expires: _____

File #: 7728-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 20th day of October, 2025

10/20/2025

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 20th day of October, 2025

Notary Signature

Commission Expiration Date:

4/22/2028

