Karen Johnson Davidson County
Batch# 1338847 DEEDWARRSP
10/27/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20251027-0085453

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, TN 37203

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
John T. Crunk, Jr., Trustee 5549 Kendall Drive Nashville, TN 37209	John T. Crunk, Jr., Trustee 5549 Kendall Drive Nashville, TN 37209	103 06 0K 001.00

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, JOHN T. CRUNK, JR., TRUSTEE OF THE ANNA C. CRUNK 2014 TRUST (the "Grantor") has bargained and sold, and hereby transfers and conveys, to JOHN T. CRUNK, JR., TRUSTEE OF THE TREY CRUNK 2014 TRUST (the "Grantee") his successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my interest as trustee in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of Homes at 5551 Kendall Drive, filed as Exhibit to and as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 201806220060434, as amended at Instrument No. 201807240072175, in the Register's Office, Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument No. 20200304-0023684, Registers' Office for Davidson County, Tennessee.

Being property known as 5549 Kendall Drive, Nashville, Tennessee.

Said property is conveyed subject to taxes for the year 2025 and thereafter and any and all matters of record in the Register's Office for Davidson County, Tennessee affecting said property.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds herself and her heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, as Trustee (excluding claims arising out of the matters set forth above, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 24 day of October, 2025

JOHN T. CRUNK, JR., TRUSTEE

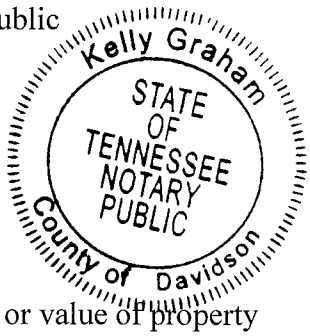
STATE OF TN
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, John T. Crunk, Jr., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24 day of October, 2025.

Kelly Graham
Notary Public

My Commission Expires:
11-8-27



STATE OF TN
COUNTY OF Davidson

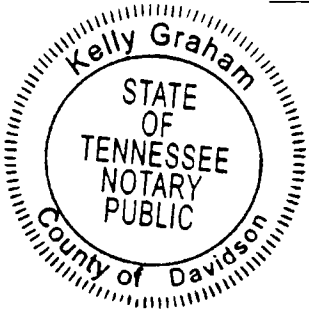
I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $529,000.

Affiant

Sworn to and subscribed before me this 24 day of October, 2025.

Kelly Graham
Notary Public

My Commission Expires:
11-8-27



Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Oct 24, 2025 (date of document).

Affiant Signature

10/27/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of October, 2025.

Emerald L. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

EMERALD S. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

202510270085453