WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

G-ORE-25-5025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Holly F. Pate	**Newrez, LLC**	
(NAME)	(NAME)	**147-10-0-057 00**
5025 Edmondson Pike	**1100 Virginia Drive, Suite 125**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Fort Washington, PA 19034**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **GALEN MICHAEL CREW AND ROXANNE LYNZEE CREW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOLLY F. PATE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 302 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said county as follows

Said Lot No 302 fronts 118 10 feet on the Northwesterly margin of Edmondson Pike and runs back 145 feet on the Southwesterly line and 144 feet on the Northerly line to a dead line measuring 113 4 feet thereon Included in the above description, however, expressly excluded from this conveyance is property conveyed to metropolitan government of record in Book 7190, Page 132, said register's office

Being the same property conveyed to Galen Michael Crew and Roxanne Lynzee Crew, husband and wife by Warranty Deed from Erin Blalock, formerly known as Erin Woodward-Smith, a married woman, and Mary Ann Woodward-Smith, an unmarried woman of record in Instrument No 20190312-0022577 Register's Office for Davidson County, Tennessee, dated March 11, 2019 and recorded on March 12, 2019

This conveyance is subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Plat Book 3300, Page 16, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3279, Page 556, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage of record in Book 6479, Page 94, in the Register's Office for Davidson County, Tennessee
- Temporary Construction Easement of record in Book 7190, Page 132, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **5025 Edmondson Pike, Nashville, Tennessee 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1341714
11/03/2025 03 02 05 PM
Fees $13 00 Taxes $1,535 50

Davidson County
DEEDWARR
2 pgs

20251103-0087535

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2025

Galen Michael Crew

Roxanne Lynzee Crew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALEN MICHAEL CREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of October, 2025

Notary Public
My Commission Expires 7/6/26
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROXANNE LYNZEE CREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of October, 2025

Notary Public
My Commission Expires 7/6/26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212