WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lydia Mendez	FIRST BANK	044-05-0-013.00
(NAME)	(NAME)	
121 Scenic View Road	722 COLUMBIA AVENUE	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	FRANKLIN, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1343372 DEEDWARR
11/10/2025 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20251110-0089661

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, **Chris T. Crass, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Lydia Mendez and Fernando Adrian Moo Santos, wife and husband**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being the northwesterly 27.7 feet of Lot 72 and the southeasterly 44.6 feet of Lot 71 of the unrecorded map of Scenic View Subdivision, and being Lot "E" on the map of the resubdivision of Lots 67 to 74, inclusive on said plan and described according to the survey thereof made by James L. Murphy, Surveyor, dated April 21, 1959, as follows:

Beginning at a point in the northwesterly margin of Scenic View Drive formerly Harvon Ave., 72.3 feet northwest from the intersection of the northerly line of a 20 feet strip dedicated for a public walkway; thence northeasterly and parallel to the line between Lots 71 and 72 and 27.7 feet southeast from same, 169.08 feet to the line of Lot 55; thence southeast from the line of Lot 55 and 54 northwesterly 73.3 feet to a point; thence southwesterly 169.66 feet to the margin of Scenic View Drive formerly Harvon Ave; thence with the margin of same, southeasterly 72.3 feet to the point of beginning.
Being the same property conveyed to Sylvia J. Collins, a single woman by Warranty Deed from Jeffrey L. Hatley, a single man, dated 08/28/2014, of record in Instrument No. 20140910-0082829, Register's Office for Davidson County, Tennessee.

The said Sylvia J. Collins died testate on 10/26/2022, devising subject property to Patricia Collins McGurk, as Executrix of the Estate of Sylvia J. Collins, Deceased as evidenced in Docket No. 23P245, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Chris T. Crass, an unmarried man by Warranty Deed from Patricia Collins McGurk, as Executrix of the estate of Sylvia J. Collins, dated 06/24/2023, of record in Instrument No. 20230627-0048945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 121 Scenic View Road, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of October, 2025.

Chris T. Crass

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris T. Crass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of October, 2025.

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202511100089661

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10/23/25 (date of document).

Affiant Signature

11-10-25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202511100089661