EFILED 01/30/25 04:26 PM CASE NO. 17D307 Joseph P. Day, Clerk

IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

DEBORAH ANDERSON CRAWFORD,	)	
	)	
Plaintiff/Wife,	)	
	)	**DOCKET NO. 17D-307**
vs.	)	
	)	
	)	
ROYCE ANTHONY CRAWFORD,	)	
	)	
Defendant/Husband.	)	

Karen Johnson Davidson County
Batch # 1343646 DEEDDIV
11/12/2025 12:12:11 PM 14 pgs
Fees: $72.00 Taxes: $0.00
20251112-0089994

FINAL DECREE OF DIVORCE

This matter came to be heard by the Honorable Phillip Robinson, Judge for the Third Circuit Court for Davidson County, Tennessee, upon the Wife's Complaint for Divorce, duly executed Marital Dissolution Agreement submitted to the Court for approval, and the entire record, from all of which this Court finds that the Plaintiff/Wife, Deborah Anderson Crawford, shall be awarded an absolute divorce from the Defendant/Husband, Royce Anthony Crawford, upon the grounds of irreconcilable differences.

The Court further affirmatively finds that the parties have made adequate and sufficient provision by written agreement for the equitable settlement of any property rights in the Marital Dissolution Agreement, executed by the parties.

There are no remaining minor children of the parties and none are expected.

The Complaint for Divorce was filed on February 24, 2017 and has been pending for more than ninety (90) days.

The parties have fully complied with the provisions of Tenn. Code Ann. § 56-7-2366.

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IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that the Wife, Deborah Anderson Crawford, is hereby awarded an absolute divorce from the Husband, Royce Anthony Crawford, upon the grounds of irreconcilable differences and the parties are hereby restored to all the rights and privileges of an unmarried person.

IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the Marital Dissolution Agreement, heretofore executed by the parties, is hereby adopted in its entirety as an Order of the Court and set out as follows, to wit:

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IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE

DEBORAH ANDERSON CRAWFORD, **Plaintiff/Wife,**	)	
vs.	)	**Docket No. 17D307**
ROYCE ANTHONY CRAWFORD, **Defendant/Husband.**	)	

MARITAL DISSOLUTION AGREEMENT

THIS AGREEMENT is entered into by and between DEBORAH ANDERSON CRAWFORD hereinafter referred to as "Wife", and ROYCE ANTHONY CRAWFORD hereinafter referred to as "Husband", with regard to a Complaint for Divorce being first filed by the Wife in the Third Circuit Court for Davidson County, Tennessee.

WITNESSETH

WHEREAS, certain differences have arisen between the parties which appear to be irreconcilable, and there has been filed a Complaint for Divorce by the Wife in the Circuit Court for Davidson County, Tennessee; and

WHEREAS, the parties desire to agree upon and fix their respective rights and duties regarding the issues of support, the division of their marital property and the division of marital obligations of their respective estates, and any and all matters concerning their respective rights and duties by reason of the marital relationship, and do hereby enter into this Agreement for the settlement of all such rights and obligations, not only for the present, but for the future as well.

WHEREAS, Husband is represented by Attorney Sheryl Guinn, and the Wife is represented by Attorney Joy M. Sims.

NOW, THEREFORE, in settlement, adjustment and compromise of all disputes as to spousal support, property rights, and all matters arising by reason of the marital relationship, and in consideration of the mutual promises and covenants hereinafter set forth, the parties do hereby agree and covenant as follows:

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I
Divorce

The parties hereby agree that the Wife shall proceed to a final hearing and obtain an absolute divorce on the grounds of irreconcilable differences. The Marital Dissolution Agreement shall be submitted to the Court for approval and, if approved, incorporated in the Final Decree of Divorce.

II
Real Property

The parties do not jointly own any real property. Wife owns real property located at 2000 A 10th Avenue North, Nashville, TN 37208 and 2000 B 10th Avenue North, Nashville, TN 37208 titled in the Wife's name only. The parties hereby agree and represent that all right, title, and interest in the aforementioned real property shall be divested out of the Husband and vested in the Wife. The parties hereby agree and represent that the Wife shall be responsible for the mortgage (if there is a mortgage) on said property and agrees to hold the Husband harmless therefrom. The Husband shall divest himself of all right, title, and interest in said real property pursuant to the execution of a proper Quitclaim Deed within ten (10) days of presentment of the same. The parties further agree and represent that the Wife is the sole debtor on the mortgage (if there is a mortgage) for said real property. The Wife shall be responsible for all maintenance and upkeep of said property.

The parties agree that Husband's equity in the real property solely titled in Wife's name is $278,000. Wife shall refinance the real property within 90 days of the Final Decree and pay to Husband an equalization payment of $278,000.

The Husband owns real property located at 117 Coventry Woods Drive, Nashville, TN 37115. The parties hereby agree and represent that all right, title, and interest in the aforementioned real property shall be divested out of the Wife and vested in the Husband. The parties hereby agree and represent that the Husband shall be solely responsible for the timely payment of the mortgage on said property and agrees to hold the Wife harmless therefrom. The Wife shall divest herself of all right, title, and interest in said real property pursuant to the execution of a proper Quitclaim Deed within ten (10) days of presentment of the same. The Husband shall be responsible for all payments, maintenance, fees, and upkeep of said property.

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III

Personal Property

The parties agree and represent that the parties have divided all personal property. The parties agree that each party shall be entitled to keep any and all life insurance policies maintained by said party.

IV

Debts

The parties agree and represent that they do not have any joint debts. The parties agree and represent that they have debt in their individual names and agree that each party shall be solely responsible for the debt created by each party and to hold the other party harmless.

If a creditor of either makes a claim against the other party, and if that claim is upheld by a Court of competent jurisdiction, and if the other party is required to pay a debt for which he is not responsible, either by contact or pursuant to the terms of this agreement, the party against whom such claim is made shall be entitled to recover from the other party the amount of any payment made, plus interest and any expenses incurred in defending the creditor's claim, including attorney fees. If either party reasonably institutes legal proceedings to procure the enforcement of any provision of this agreement, then he or she will also be entitled to a judgment for reasonable expenses, including attorney fees, incurred for prosecuting the action.

Both parties acknowledge that they are aware of the obligations for which they are responsible, and they agree to be responsible for their own obligations and agree to indemnify the other party and hold them harmless from said obligations.

The parties acknowledge that neither will charge or cause to be charged to the other any purchases after this agreement is executed and neither will hereafter secure or attempt to secure any credit upon or in connection with the other. Each warrant that there are no charges on the other's credit that have not been fully revealed to the other. If there are any such unrevealed charges, the party responsible will indemnify and hold the other harmless therefrom.

With respect to each party's responsibility under the terms of this agreement for the payment of certain debts and liabilities, and the obligation of each to hold the other harmless from liability, therefore, the parties agree that such obligations are non-dischargeable debts under the Bankruptcy Code, such obligations being part of the final financial support

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settlement for both parties.

Pursuant to **Tennessee Code Annotated § 36-4-134** this agreement does not necessarily affect the ability of a creditor to proceed against a party or a party's property, even though the party is not responsible under the terms of the agreement for an account, any debt associated with an account or any debt. It may be in the party's best interest to cancel, close or freeze any jointly held accounts. In the event that a creditor of either party seeks to compel the other party to pay any debt for which that party is not responsible, either by contract or pursuant to the terms of this agreement, the party against which such claim is made shall be entitled to recover from the other party the amount of any payment he or she makes, including interest, and any expenses incurred in defending the creditor's claim, including reasonable attorney's fees.

V

Cash and Bank Accounts

The parties agree and represent that they do not have any joint bank accounts. Wife shall be awarded all accounts in her name free and clear of any claim from Husband with exception of an equalization payment of $80,000 that Wife shall pay to Husband within 2 weeks of the entry of the Final Decree. Husband shall be awarded all accounts in his name free and clear of any claim from Wife.

VI

Alimony

The parties hereby agree that neither Husband or Wife shall be awarded alimony in this divorce.

VII

Automobiles

The parties agree that they do not jointly own any vehicles. The Wife is awarded all automobiles in her name free and clear of any claim of the Husband, and the Husband is divested of any right, title or interest therein and all interest shall vest solely in the Wife. The Wife shall be responsible for any indebtedness associated with said vehicle and shall indemnify and hold the Husband harmless thereon.

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The Husband is awarded all automobiles titled in the Husband's name free and clear of any claim of the Wife, and the Wife is divested of any right, title or interest therein and all interest shall vest solely in the Husband. The Husband shall be responsible for any indebtedness associated with said vehicle and shall indemnify and hold the Wife harmless thereon.

VIII

Retirement Accounts

The parties acknowledge that discovery has been completed and waive further discovery and waives any claim to set aside this agreement or any order based on this agreement aside for lack of knowledge. The parties agree that Wife shall pay to Husband an equalization payment of $177,000 from her Fidelity Account. The parties agree that Husband shall collect his share of these assets from the execution of the Qualified Domestic Relations Order (QDRO). The parties Husband shall be responsible for any administrative fee, preparation fee and the cost of preparing the Qualified Domestic Relations Order. Wife shall fully cooperate with all tasks required to complete the QDRO and to transfer all funds to Husband.

Wife shall receive all remaining retirement accounts, pension funds, 401K accounts, ESOP benefits, ESIP benefits or other pension and/or retirement salaries in her name alone and hereby waives any and all interest or claim in or to the retirement account, pension funds, 401K accounts, ESOP benefits, ESIP benefits or other pension and/or retirement salaries of Husband.

Husband shall receive all retirement accounts, pension funds, 401K accounts, ESOP benefits, ESIP benefits or other pension and/or retirement salaries in his name alone and hereby waives any and all interest or claim in or to the retirement account, pension funds, 401K accounts, ESOP benefits, ESIP benefits or other pension and/or retirement salaries of Wife.

IX

No Interference

The parties hereby agree that each party shall be free from harassing, threatening, assaulting, intimidating, stalking or in any manner interfering with the other party's peacefulness and privacy as fully as if he or she were single and unmarried.

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X

Tax Consequences

The parties acknowledge that they will seek independent tax advice, and that their respective counsel has not offered nor rendered legal advice concerning any tax effects or ramifications of this Agreement.

XI

Prior Tax Liability

If in connection with any federal income tax returns heretofore filed by the parties, there is deficiency assessment, the amount ultimately determined to be due thereon, shall be borne by the parties, or either of them, responsible for the deficiency. Each party represents and warrants to the other that all federal income tax returns filed during the marriage are in all respects true, correct and complete, and that the returns fully and accurately reflect income and deductions for those years.

XII

Major Medical and Hospitalization

The parties hereby agree that neither has any obligation to maintain health insurance on behalf of the other.

XIII

Modification

A modification or waiver of any provision of this agreement will be effective only if made in writing and executed with the same formality as this agreement. Failure of either party to insist upon strict performance of any provision of this agreement will not be construed as a waiver of and subsequent default of the same or similar nature.

XIV

Personal Service of Process & Service by Publication Waived

Each of the parties hereby acknowledges by signing this agreement that said party has waived his/her right to personal service of process and service of process by publication, and it

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shall constitute a general appearance before the Court, which shall give the Court jurisdiction over said party's person and property for the purpose of granting a divorce on the grounds of irreconcilable differences, pursuant to T.C.A. § 36-4-103(A)(2).

XV

Voluntary Execution

Each party acknowledges that this agreement has been entered into of his or her own volition with full knowledge and information including tax consequences. Each believes the terms and condition to be fair and reasonable under the circumstances. No coercion or undue influence has been used by or against either party in making this agreement. Each party acknowledges that no representation of any kind has been made to him or her as an inducement to enter into this agreement, other than the representations as set forth herein.

XVI

Court Costs

The parties hereby agree that the parties shall equally divide any of the UNPAID court cost.

XVII

Attorney Fees

The parties hereby agree that they shall each be responsible for his or her own attorney fees incurred in this cause.

XVIII

Miscellaneous

Each of the parties shall, from time to time, at the request of the other party, execute, acknowledge and deliver to the other party any and all further instruments that may be required to give full force and effect to the provisions of this Agreement.

It is further agreed and understood that this Agreement is intended to be a final settlement of the property rights of the respective parties and full discharge of Husband and Wife from all obligations to support each other except as otherwise provided herein, and a discharge from all other claims, assets, and debts, whether known or unknown, arising out of their marital relationship, and that each party, warranting full disclosure, hereby waives discovery and waives and relinquishes to the other all rights or claims which the other party may

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have or hereafter acquire under the law of any jurisdiction in the other's property, including without limitations, by way of dower, curtesy, statutory allowance, homestead rights, rights to make against the will of the other, inheritance, dissent or distribution, alimony and spousal support, the right to act as administrator or executor of the other's estate, and supplies to any property that either of them may acquire in the future.

IXX

Partial Invalidity

The parties hereby agree that if any of the provisions of this Agreement are held to be invalid or unenforceable, or if any of said provisions are modified at a later time by agreement of the parties or otherwise, all other provisions shall, nevertheless, remain in full force and effect.

XX

Entire Agreement

The parties hereby agree that this Agreement contains the entire understanding of the parties, and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein. The parties acknowledge that they have each read this Agreement in its entirety, and that they have signed it voluntarily and of their own free will and accord.

XXI

Incorporation Into Decree

The parties hereto further agree that this Agreement, subject to Court approval, shall be incorporated into and made a part of any Final Decree of Divorce, which may be entered hereafter.

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IN WITNESS WHEREOF, each party has executed this Agreement on the date indicated beside their respective signatures below.

01/30/2025
DATE

ROYCE ANTHONY CRAWFORD

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, Notary Public in and for said County and State, the within named ROYCE ANTHONY CRAWFORD with whom I am personally acquainted, and who after being duly sworn according to law, made oath that he executed the foregoing instrument on the date listed above, and that he did so of his own free will and accord.

Notary Public
My commission expires: 07 / 06 / 2026

1/30/25
DATE

DEBORAH ANDERSON CRAWFORD

CHELSIA FOLLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, Notary Public in and for said County and State, the within named DEBORAH ANDERSON CRAWFORD with whom I am personally acquainted, and who after being duly sworn according to law, made oath that he executed the foregoing instrument on the date listed above, and that he did so of his own free will and accord.

Notary Public
My commission expires: 07 / 06 / 2026

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Tenn. Code Ann. § 36-4-134 Notice:

The parties agree and understand that the Final Decree of Divorce does not necessarily affect the ability of a creditor to proceed against a party or a party's property, even though the party is not responsible under the terms of this Marital Dissolution Agreement or the Decree for an account, debt associated with an account, or any debt. The parties further agree and understand that it may be in their best interest to cancel, close, or freeze any jointly-held accounts.

IT IS FURTHER ORDERED, ADJUDGED, and DECREED that the Wife shall be, and hereby is, restored to her maiden name so that her name shall be **Deborah Renee Anderson.**

IT IS FURTHER ORDERED, ADJUDGED, and DECREED that any unpaid court costs of this cause shall be divided equally between the parties, for which execution may issue, if necessary.

IT IS SO ORDERED.

ENTERED THIS THE 30th **DAY OF** January **2025.**

JUDGE PHILLIP ROBINSON

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APPROVED FOR ENTRY:

Joy M Sims, BPR #10609
Attorney for Wife
Nashville, TN 37207
Phone: 615-244-8171
joysimsatty@bellsouth.net

Sheryl Guinn, BPR #025420
Attorney for Husband
215 2nd Ave North, Suite 102
Nashville, TN 37201
Phone: 615-248-2252
sherylguinnlawoffice@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a true and accurate copy of the foregoing document has been served on the following by hand delivery:

Sheryl Guinn

This the 30 day of January 2025.

Joy M. Sims

STATE OF TENNESSEE

****

DEBORAH ANDERSON CRAWFORD
[Plaintiff(s)]

vs. **Docket No:** *17D307*

ROYCE ANTHONY CRAWFORD
[Defendant(s)]

I, JOSEPH P. DAY, Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the above styled case on January 30, 2025 in the Third Circuit Court for Davidson County, Tennessee, as same remains of record in the Minutes of said Court.

IN TESTIMONY WHEREOF, I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, on November 12, 2025.

JOSEPH P. DAY CIRCUIT COURT CLERK

JOSEPH P. DAY, Clerk,

By: _____ *Deputy Clerk*