Karen Johnson
Batch # 1343682
11/12/2025 12 44 16 PM
Fees $13 00 Taxes $2,719 50

Davidson County
DEEDWARR
2 pgs

20251112-0090033

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $735,000 00 Affiant Subscribed and sworn to before me, this 7th day of November, 2025. Notary Public My commission expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-CR-25-3511A

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Roger Adren Crawford and Kirsten Siler	Canopy Mortgage, LLC	092-13-0J-001.00-CO
3511A Park Avenue	360 Technology Ct., #200	
Nashville, TN 37209	Lindon, UT 84042	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Julie Elizabeth Chapman – Trustee of The Julie E. Chapman Revocable Trust #1

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Roger Adren Crawford and Kirsten Siler, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit·

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" on the Plan of 3511 Park Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No 20150923-0096758, Register's Office for Davidson County, Tennessee, to which reference is hereby made
Being the same property conveyed to Julie Elizabeth Chapman, single woman by Warranty Deed from Lone Oak, LLC of record in Instrument No. 20160726-0076840 Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 26, 2016
Being the same property conveyed to Julie E Chapman Revocable Trust #1 by Quitclaim Deed from Julie Elizabeth Chapman, a single woman of record in Instrument No. 20230719-0055393 Register's Office for Davidson County, Tennessee, dated July 13, 2023 and recorded on July 19, 2023

This is ☑ improved ☐ unimproved property known as **3511A Park Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 7th day of November, 2025.

The Julie E Chapman Revocable Trust #1

Julie Elizabeth Chapman - Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Julie Elizabeth Chapman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Trustee of The Julie E. Chapman Revocable Trust #1 and that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 7th day of November, 2025

Notary Public
My Commission Expires: _____

Lenders Title Company File No 25-002716-524

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027