This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $800,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 12 day of November, 2025.

Notary Public
My commission expires:

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Karen Johnson Davidson County
Batch# 1346980 DEEDWARR
11/17/2025 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20251117-0091363

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cole Alexander Sanders Miranda Nicole Farinella 1009 Carolyn Ave. Nashville, TN 37216	First National Bank of Middle Tennessee 322 N. Front St Murfreesboro, TN 37130	072-09-0 400.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN M. CRAVEN AND ALAFAIR CRAVEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to COLE ALEXANDER SANDERS AND MIRANDA NICOLE FARINELLA,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 56, IRVINGTON, as shown on plat of record in Plat Book 843, Page 60, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John M. Craven and A. Alafair Craven, husband and wife, by deed dated 08/08/2019, from William J. Kent and Ashley Kent, husband and wife, of record in Instrument No. 20190812-0079730, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1009 Carolyn Ave., Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 12 day of November, 2025.

John M Craven by Jenny West
John M. Craven by Jenny West as Attorney-in-Fact
Attorney in Fact

Alafair Craven by Jenny West
Alafair Craven by Jenny West as Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John M. Craven by Specific POWER OF ATTORNEY dated 11/8/2025, and who acknowledged that he executed the same as the free act and deed of Jenny West.

Witness my hand and official seal this 12 day of November, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alafair Craven by Specific POWER OF ATTORNEY dated 11/08/2025, and who acknowledged that he executed the same as the free act and deed of Jenny West.

Witness my hand and official seal this 12 day of November, 2025.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 12.

Affiant Signature

17th day of November, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028