WARRANTY DEED

Karen Johnson
Batch # 1354511
12/05/2025 10 03 53 AM
Fees $18 00 Taxes $2,497 50

Davidson County
DEEDWARR
3 pgs

20251205-0096763

File #25-TC-0106-C

(SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December, 2025

Notary Public
MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP/ PARCEL NUMBER(S)
CREI Ventures, LLC	Same	
(NAME)	(NAME)	**103 08 0 037 00**
106 44th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

TERRY P. CROTZER AND TERESA C. FINCH, SUCCESSOR CO-TRUSTEES OF MARY SUE CROTZER REVOCABLE TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CREI VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 part of Lot No 1 on the Plan of WEST END ANNEX, as of record in Plat Book 332, Page 61, Register's Office for said County and part of the Southern half of Block No 30 on the Map of SYLVAN PARK, as of record in Plat Book 332, Page 104, said Register's Office, described as follows

Beginning at a point on the Easterly margin of 44th Avenue North, formerly Third Street, at a point 150 feet Northerly from the Northerly margin of Minnesota Avenue, formerly Murphy Road, thence, Easterly 132 1/2 feet to a point on the North line of Fred E Coe, part of said Lot No 1, said point being 153 feet Northerly from the Northerly margin of Minnesota Avenue, thence, Northerly almost parallel with 44th Avenue North, 50 feet to a point on the Southerly line of the Southern Investment Company's property, thence, Westerly parallel with the first line, 137 1/2 feet to the Easterly margin of said 44th Avenue, North, thence, with the Easterly margin of said 44th Avenue North, Southerly 50 feet to the beginning

Being the same property conveyed to Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust, by Quitclaim Deed from Sue B Crotzer, single, of record in Instrument No 20200107-0002046, in the Register's Office of Davidson County, Tennessee, dated December 02, 2019 and recorded on January 07, 2020 Mary Sue Crotzer died on August 1, 2025
Teresa C Finch and Terry P Crotzer are designated Successor Co-Trustees under said Trust

Being the same property conveyed to Sue B Crotzer, by Quitclaim Deed from Crotzer & Finch, LLC, a Tennessee Limited Liability company, of record in Instrument No 20191022-0108144, in the Register's Office of Davidson County, Tennessee, dated September 03, 2019 and recorded on October 22, 2019

Being the same property conveyed to Crotzer & Finch, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Family Share of The Edsel Powell Crotzer Inter Vivos Trust created pursuant to instrument of revocable trust dated October 3, 2001, as amended on February 22, 2008, and Sue B Crotzer, of record in Instrument No 20091120-0107038, in the Register's Office of Davidson County, Tennessee, dated November 17, 2009 and recorded on November 20, 2009

Being part of the same property conveyed to Edsel P Crotzer and wife, Sue B Crotzer, as tenants in common, and not as tenants by the entirety, by Quitclaim Deed from Edsel P Crotzer and wife, Sue B Crotzer to J Allen Reynolds III, Trustee, from J Allen Reynolds III, Trustee, of record in Book 7147, Page 525, in the Register's Office of Davidson County, Tennessee, dated February 20, 1987 and recorded on February 25, 1987 The said Edsel P Crotzer died on April 06, 2009

Being part of the same property conveyed to Edsel Crotzer and wife, Sue Crotzer, by Warranty Deed from Elizabeth K Christie, a single person, of record in Book 6659, Page 955, in the Register's Office of Davidson County, Tennessee, dated September 09, 1985 and recorded on September 19, 1985

This conveyance is subject to
* Property Taxes for the year 2025 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WEST END ANNEX AS SUBDIVIDED BY SYLVAN PARK, as recorded in Plat Book 332, Page(s) 61
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A PART OF SYLVAN PARK, as recorded in Plat Book 332, Page(s) 104
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as **106 44th Avenue North, Nashville, TN 37209**.

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

Witness my/our hand(s) this the 4th day of December, 2025

Mary Sue Crotzer Revocable Trust

By _____
Terry P Crotzer, Successor Co-Trustee

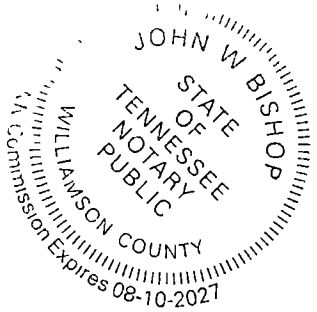
By _____
Teresa C Finch, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Terry P. Crotzer with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the Successor Co-Trustee of the Mary Sue Crotzer Revocable Trust, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust

Witness my hand, at office, this 4th day of December, 2025

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Teresa C Finch with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purpose therein contained, and who further acknowledged that he/she is the Successor Co-Trustee of the Mary Sue Crotzer Revocable Trust, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust

Witness my hand, at office, this 4th day of December, 2025

Notary Signature
My commission expires

