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

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1354511
12/05/2025 10 03 53 AM
Fees $13 00 Taxes $2,497 50

Davidson County
DEEDWARR
2 pgs

20251205-0096764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF DECEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike. Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Harwall Tennessee Community Property Trust	Same As New Owner	
(NAME)	(NAME)	
30 Old Club Ct		103-08-037 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CREI VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARWALL TENNESSEE COMMUNITY PROPERTY TRUST**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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 1 on the Plan of West End Annex, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, and part of the Southern half of Block No. 30 on the Map of Sylvan Park, of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee, 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 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 Edsel Crotzer and wife, Sue Crotzer, by Warranty Deed from Elizabeth K. Christie, a single person, of record in Book 6659, Page 955, Register's Office for Davidson County, Tennessee, dated September 9, 1985 and recorded on September 15, 1985.

Being a part of the same property conveyed to J. Allen Reynolds III, Trustee, by Quit Claim Deed, from Edsel P. Crotzer and wife, Sue B. Crotzer, creating a tenancy in common in themselves, of record in Book 7147, Page 526, Register's Office for Davidson County, Tennessee, dated February 20, 1987 and recorded February 25, 1987.

J. Allen Reynolds III, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, by Quit Claim and conveyed unto Edsel P. Crotzer and wife, Sue B. Crotzer, and their respective heirs and assigns, as tenants in common, and not tenants by the entirety, the same property hereinabove described and set forth, of record in Book 7147, Page 526, Register's Office for Davidson County, Tennessee, dated February 20, 1987 and recorded February 25, 1987.

Being the same property conveyed to Crotzer & Finch LLC, a Tennessee limited liability company, by Quit Claim Deed from the Family Share of The Edsel Powell Crotzer Inter Vivos Trust created pursuant to instrument of revocable trust dated October 3, 2001 and as amended on February 22, 2008, and Sue B. Crotzer, of record in Instrument Number 20091120-0107038, Register's Office for Davidson County, Tennessee, dated November 17, 2009 and recorded on November 20, 2009.

Edsel P. Crotzer passed away and his interest in such property passed as a result of his death to the Family Share of The Edsel Powell Crotzer Inter Vivos Trust.

Being the same property conveyed to Sue B. Crotzer by Quit Claim Deed from Crotzer & Finch, LLC, a Tennessee limited liability company, of record in Instrument Number 20191022-0108144, Register's Office for Davidson County, Tennessee, dated September 3, 2019 and recorded on October 22, 2019.

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Being the same property conveyed to Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust, by Quit Claim Deed from Sue B. Crotzer, single, of record in Instrument Number 20200107-00020246, Register's Office for Davidson County, Tennessee, dated December 2, 2019 and recorded on January 7, 2020.

Being the same property conveyed to CREI Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed of record in Instrument No. 20251205-0096763, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 106 44th Ave N, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4th day of December, 2025

CREI VENTURES, LLC

BY _____

BRAD BARS, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Brad Bars, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of CREI Ventures, LLC, and that he as such Member of CREI Ventures, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of CREI Ventures, LLC.

Witness my hand and official seal this 4th day of December, 2025

Commission expires

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

_____
Notary Public

JW2025-1599