WARRANTY DEED

Karen Johnson Davidson County
Batch# 1355871 DEEDWARR
12/09/2025 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20251209-0097996

File No. AD-25-11713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTALM SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany Malestein Crow and Oran Crow	**New Owner**	
(NAME)	(NAME)	062-02-0A-103.00-CO
2924 Steamboat Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **Nathan J. Shouse and Laura Shouse, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Malestein Crow and Oran Crow, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 103 on the Plan of River Trace Estates, Phase I, Section II, a Planned Unit Development, Resubdivision of Lot Number 98-108 Inclusive, 110, 113-119 Inclusive, 122, 123, 130-134 Inclusive, 163, 164, 177-184 Inclusive, of record in Plat Book 6900, page 741, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nathan J. Shouse, an unmarried person by Warranty Deed from Virginia Silva, unmarried of record in Instrument No. 20120625-0055256 Register's Office for Davidson County, Tennessee, dated June 05, 2012 and recorded on June 25, 2012.

Being the same property conveyed to Nathan J. Shouse and Laura Shouse, husband and wife, as joint tenants by Quitclaim Deed from Nathan J. Shouse, a married man who acquired title as an unmarried person of record in Instrument No. 20241030-0083473 Register's Office for Davidson County, Tennessee, dated October 21, 2024 and recorded on October 30, 2024.

This is property more commonly known as 2924 Steamboat Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 3 day of December, 2025.

Nathan J. Shouse

Laura Shouse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of December, 2025, before me personally appeared Nathan J. Shouse and Laura Shouse, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of December, 2025.

Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I Adde Dilworth, 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 December 3, 2025.

Date

Affiant Signature — 12/09/2025 Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 9th day of December, 20 25.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)