WARRANTY DEED

Karen Johnson Davidson County
Batch# 1362088 DEEDWARR
12/29/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20251229-0102940

File #25-TC-5820-B

(SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th 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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
C&M Perry and Sons LLC	**NEW OWNER**	
(NAME)	(NAME)	**091 10 0 049.00**
378 Snowden Street West		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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,

KIM CROWELL, AN UNMARRIED WOMAN,

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

C&M PERRY AND SONS LLC,

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:

Being Lot No. 54 on the Plan of the SUBDIVISION OF LOTS 39 AND 40 IN THE DIVISION OF B. F. COCKRILL FARM as of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the Northerly side of Leslie Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Tilton Crowell and wife, Shirley Crowell, by Warranty Deed from James R. Johnson Executor of the Estate of Nancy Jean Johnson, of record in Instrument No. 20070614-0071317, in the Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 14, 2007. The said Shirley Crowell died on April 22, 2009, then Tilton Crowell died testate on July 28, 2014, devising subject property to Kim Crowell. See Probate Case 15P-1978, Davidson County Seventh Circuit Court. And also See Final order of record in Instrument No. 20151222-0128711, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Kim Crowell, by Executor's Quitclaim Deed from James Johnson, Pursuant to a Court Order Empowering the Executor of the Estate to create a fee simple in the Grantee, of record in Instrument No. 20160111-0002449, in the Register's Office of Davidson County, Tennessee, dated January 11, 2016 and recorded on January 11, 2016.

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 SUBDIVISION OF LOTS 39 AND 40 IN THE DIVISION OF B. F. COCKRILL FARM, as recorded in Plat Book 332, Page(s) 41.
* Easement recorded in Book 3464, Page 246.
* Easement for Storm Sewers and/or Sanitary Sewers, recorded in Book 4692, Page 699.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5820 Leslie Avenue, 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 12th day of December, 2025.

Kim Crowell

Kim Crowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2025, before me personally appeared Kim Crowell, 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 12th day of December, 2025.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 12 day of December, 2025.

Affiant Signature
Date 12/16/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026