Karen Johnson Davidson County
Batch# 1362110 DEEDWARR
12/29/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20251229-0102967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **575,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2025

Notary Public

MY COMMISSION EXPIRES: 10-25-2027

(AFFIX SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saw Say Htoo and Ma Lay Saw	New Owner	181-01-0B-218-00 CO
(NAME) 4033 Sweetberry Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, WE,

TRUSTEES OF THE GAYLE AND LISA CROWE FAMILY PROTECTION TRUST DATED SEPTEMBER 23, 2015,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAW SAY HTOO AND MA LAY SAW, A MARRIED COUPLE,

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 and being known and designated as all of Lot No. 84, on the Plan of Phase Four, Addition to Sugar Valley, an RS 10 Cluster Lot Subdivision, a Planned Unit Development, as shown on the Plat of the same of record in Instrument No. 20070125-0010052 and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which plats, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Trustees of The Gayle and Lisa Crowe Family Protection Trust dated September 23, 2015 by Deed dated November 10, 2015 from Gayle M. Crowe and Lisa L. Crowe, husband and wife, recorded November 20, 2015, in Instrument Number 20151120-0118024, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 4033 Sweetberry Drive, Nashville, TN 37211

LT&E File #22638

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(s) this 5th day of December, 2025

The Gayle and Lisa Crowe Family Protection Trust dated September 23, 2015

By: _____
Darren Marvin Crowe, Trustee

STATE OF California
COUNTY OF Los Angeles

On this 5th day of December, 2025, before me personally appeared Darren Marvin Crowe, Trustee of The Gayle and Lisa Crowe Family Protection Trust dated September 23, 2015, 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 5th day of December, 2025.

_____
Notary Signature
My commission expires: May 9, 2027

DENNIS LOC NGUYEN
Notary Public - California
Los Angeles County
Commission # 2446254
My Comm. Expires May 9, 2027

LT&E File #22638

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 12/5/25 (date of document).

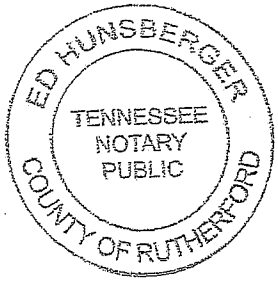
Affiant Signature

12/23/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of DEC, 25.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26