PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1364257 DEEDWARR
12/31/2025 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20251231-0104658

Ivey Title, LLC Ref: (DL) Title No.: 64257
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gulch Development Corporation, LLC 1200 Broadway Apt 1416 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 13003009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanna C. Curran and Andrew Daniel Crowe, as tenants in common,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Gulch Development Corporation, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 200 on the Map of royal Oaks Land Company's Subdivision of the Baker Tract as of record in Book 421, pages 102 and 103, Register's Office for said County and that part of Brighton Avenue lying immediately in the rear of the same, which was closed by instrument of record in Book 1334, page 402, and re-recorded in Book 1358, page 316, said Register's Office, as shown on and described according to a copy of a survey thereof made by Z. J. Wilkinson, Surveyor, March 8, 1946, as follows:

Beginning at an iron pin in the easterly margin of Lynwood Boulevard, 7.7 feet south of the original corner of Lot Nos. 199 and 200, at the southwest corner of the proeprty of Charles E. Southern and wife; thence along the Southern's South line and his south line extended, easterly, passing the original westerly margin of Brighton Avenue at 263.4 feet, a total distance of 323.5 feet, to an iron pin in the original east line of Brighton Avenue, now closed, and the west line of Lot No. 226, being 21.7 feet south of the corner of Lot Nos, 225 and 226; thence with the east margin of Brighton Avenue, now closed along the west line of Lot No. 226, southerly 135 feet to an iron pin which is 43.3 feet north of the corner of Lot Nos. 226 and 227 of said plan; thence north 83 degrees 30 minutes west 349.1 feet to an iron pin in the east margin of Lynwood Boulevard; thence with the margin of the same northerly 135 feet to the beginning.

Being the same property conveyed to Fred Dan Crowe and wife, Jean N. Crowe, by Warranty Deed from Donna Killebrew McCabe, unmarried, dated August 3, 1984 and recorded on August 6, 1984, of record in Book 6353, page 951, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 7, 2012, recorded September 12, 2012, of record in Inst. No. 20120912-0082596, said Register's Office, subject proeprty was conveyed to Jean N. Crowe, as her sole and separate property. The said Jean N. Crowe has since died.

The Last Will and Testament of Jean Norris Crowe of record in Case No. 15P1406 in the Seventh Circuit Court for Davidson County, Tennessee, probate Division, and of record in Inst. No. 20150903-0090143, said Register's Office, devised subject property to Fred Dan Crowe, as Trustee of the Family Trust. The said Fred Dan Crowe has since died. By Quitclaim Deed dated February 7, 2025 and recorded March 14, 2025, of record in Inst. No. 20250314-0018793, said Register's Office, Joanna C. Curran and Andrew Daniel Crowe, as Co-Trustees of the Testamentary Family Trust created by the Last Will and Testament of Jean Norris Crowe, conveyed subject property to Joanna C. Curran and Andrew Daniel Crowe as tenants in common. Quitclaim Deed of Correction has been executed, to correct a missing notary acknowledgement, and is of record in Instrument No. 202512310104657, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026 and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 102 and 103, said Register's Office.

This is improved property, known as 602 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates shown in each notary acknowledgement.

Joanna C. Curran

Andrew Daniel Crowe

State of Washington

County of King

On this 15 day of December, 2025, before me the undersigned authority, personally appeared **Joanna C. Curran and Andrew Daniel Crowe**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

State of ~~Tennessee~~ Washington

County of ~~Davidson~~ King

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Sworn and subscribed before me this 15 day of December, 2025.

Notary

My Commission Expires: 08/05/26

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-15-2025.

Affiant Signature

31st day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202512310104658