File No: 2005068964

Karen Johnson Davidson County
Batch# 1368002 DEEDQC
01/09/2026 02:54:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260109-0002289

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Alayna Crane and **Bennett Crane**, 812 Wardlaw Ct, Brentwood, TN 37027

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 181150A14400CO

QUITCLAIM DEED

Alayna Crane, a married woman, and **Scott Holbert** and **Grace Ann Holbert,** husband and wife ("Grantor"), of **812 Wardlaw Ct, Brentwood, TN 37027**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Alayna Crane** and **Bennett Crane,** a married couple, as tenants by the entirety, ("Grantee"), whose tax mailing address is **812 Wardlaw Ct, Brentwood, TN 37027,** with quitclaim covenants, their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 144 OF SOUTHPOINT SP, PHASE 3, OF RECORD IN INSTRUMENT NO. 20220926-0106612, IN THE REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

COMMONLY KNOWN AS: 812 WARDLAW CT, BRENTWOOD, TN 37027

BEING THE SAME PROPERTY CONVEYED TO ALAYNA CRANE, A MARRIED WOMAN AND SCOTT HOLBERT AND GRACE ANN HOLBERT, HUSBAND AND WIFE FROM SOUTHPOINT OF TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 12/28/2023, RECORDED 01/03/2024, DEED INSTRUMENT NO. 20240103-0000465, COUNTY OF DAVIDSON, STATE OF TENNESSEE

Property Address is: 812 Wardlaw Ct, Brentwood, TN 37027

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on December 23, 2025:

Scott Holbert

Grace Ann Holbert

Alayna Crane

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Scott Holbert**, **Grace Ann Holbert** and **Alayna Crane,** personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of December, 2025.

Notary Public

my commission Expires:
1/22/29

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00 .

Affiant

Subscribed and sworn to before me on this the 23 day of December, 2025.

Notary Public

My Commission Expires: 1/22/29

SEAL



Tennessee Certification of Electronic Document

I, Amy Cox, 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 12/23/25 (date of document).

Affiant Signature

12/30/25
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 30th day of December, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923