Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle
Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The conveyance is exempt from transfer tax pursuant to TN Code § 67-4-409(a)(1)(C)(viii). The actual consideration or value, whichever is greater, for this transfer is $0.

Karen Johnson Davidson County
Batch# 1370726 DEEDWARR
01/15/2026 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260115-0003896

Affiant

Subscribed and sworn to before me this 14th day of January, 2026.

Notary Public
My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2025-1268

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kimberly Crowder Small	New Owner	
1140 Banbury Lane Brentwood, TN 37027		058-12-0-013.00

WARRANTY DEED

For and in 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

Kimberly Crowder Small, Successor Trustee of the Jeanette Walker Crowder Living Trust dated July 30, 2025

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kimberly Crowder Small, married

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Fairmeade Acres, as shown of record in Book 3700, Page 52, Register's Office for said County.

Said Lot No. 27 fronts 81 feet on the Southerly side of Fairmeade Drive and extends back 315.8 feet on the Easterly line and 341.9 feet on the Westerly line to a dead line in the rear on which it measures 156.1 feet.
Being the same property conveyed to Russelltaze H. Crowder and wife, Jeanette W. Crowder by Warranty Deed from Citizens Savings Bank & Trust Company of record in Book 5363, Page 275, Register's Office for Davidson County, Tennessee, dated November 10, 1978 and recorded on November 13, 1978. Russelltaze H. Crowder having since died on or about September 8, 2012, vesting Jeanette W. Crowder as surviving tenant by the entirety.

Being the same property conveyed to Jeanette Walker Crowder, Trustee, of her successors in interest, of the Jeanette Walker Crowder Living Trust dated July 30, 2025, and any amendments thereto by Quitclaim Deed from Jeanette W. Crowder, unmarried of record in Instrument No. 20250820-0066660 Register's Office for Davidson County, Tennessee, dated July 30, 2025 and recorded on August 20, 2025.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 3619 Fairmeade Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 14th day of January, 2026.

Jeanette Walker Crowder Living Trust dated July 30, 2025

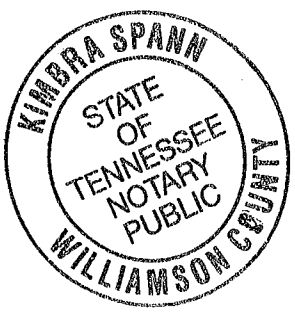
By: Kimberly Crowder Small
Kimberly Crowder Small, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kimberly Crowder Small with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Successor Trustee of the Jeanette Walker Crowder Living Trust dated July 30, 2025, and that as such Trustee, she is authorized to and has executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of January, 2026.

Kimbra Spann
Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kimbra Spann, 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 1/14/2026.

Date

Affiant Signature

1/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of January, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY