WARRANTY DEED

Karen Johnson Davidson County
Batch# 1372705 DEEDWARR
01/23/2026 06:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260123-0005533

File #25-TC-5239-C

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 2026.

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)
Caleb Crenshaw and Natalie Crenshaw (NAME)	**Legacy Home Loans, LLC DBA Steadfast Mortgage** (NAME)	**160 04 0 140.00**
5239 Trousdale Dr (ADDRESS)	**408 Highway 76** (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	**White House, TN 37188** (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,

ZACH T. WALTON, A SINGLE MAN,

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

CALEB CRENSHAW AND NATALIE CRENSHAW, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of SECTION 6, BRENTVIEW HILLS of record in Plat Book 4060, Page 129, in the Register's Office for Davidson County.

Said Lot No.38 fronts 140 feet on the West side of Trousdale Drive, as measured around a slight curve, and extends back 420.60 feet on the North line and 175 feet on the South line, to a dead line in the rear on which it measures 251.54 feet.

Being the same property conveyed to Zach T. Walton, unmarried, by Warranty Deed from Michael R. Priddy Executor and Devisee and Timothy L. Priddy, Devisee to The Estate of Tavy J. Priddy, of record in Instrument No. 20210806-0106385, in the Register's Office of Davidson County, Tennessee, dated August 04, 2021, and recorded on August 06, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTIOIN 6 BRENTVIEW HILLS, as recorded in Plat Book 4060, Page(s) 129.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4404, Page 813.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5239 Trousdale Dr, Nashville, TN 37220**.

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 21st day of January, 2026.

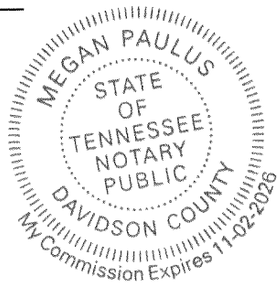
Zach T. Walton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 2026, before me personally appeared Zach T. Walton, 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 21st day of January, 2026.

Notary Signature
My commission expires:



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 21st day of January, 2026.

Affiant Signature
Date 1/21/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026