Karen Johnson Davidson County
Batch# 1377386 DEEDWARR
02/09/2026 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260209-0009359

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-6181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of February, 2026

Notary Public

Commission Expires: 12/16/2028

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jordan Elizabeth Pittman Crafton and Bradley Bennett Crafton 1601 Pakenhams Retreat Nashville, TN 37076		075-11-0A-054.00-CO

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, I/WE, **Ronald Tyler Willoughby and Cecilia Willoughby FKA Cecilia Teichert, husband and wife** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jordan Pittman and Bradley Crafton, both unmarried

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, being Lot No. 39 on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Tyler Willoughby, unmarried and Cecilia Teichert, unmarried, as Joint Tenants with Rights of Survivorship by Warranty Deed from Daniel P. McMillin and Michelle W. McMillin, husband and wife of record in Instrument No. 20200716-0078136 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1601 Pakenhams Retreat, Nashville, TN 37076 AKA 1224 Andrew Donelson Dr., Nashville, TN 37076 as referred to in Warranty Deed recorded as Instrument No. 20200716-0078136, Register's Office for Davidson County, Tennessee.

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 so 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.

Dated this the 3rd day of February, 2026.

Ronald Tyler Willoughby

Cecilia Willoughby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2026, before me personally appeared Ronald Tyler Willoughby and Cecilia Willoughby, 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 3rd day of February, 2026.

Notary Signature
My commission expires: 2·22·2026

Certificate of Authenticity

I, _____, 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 2/3/2026 (date of document).

_____
Affiant Signature

Date: 2/4/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 4 day of February, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER