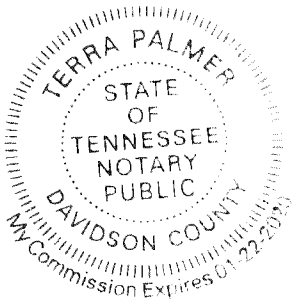
Karen Johnson Davidson County
Batch# 1378965 DEEDWARR
02/11/2026 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20260211-0010431



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $855,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of January, 2026.

NOTARY PUBLIC

My commission expires: 1-22-29

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Holly Austin and Joshua David Austin (NAME)	same as name and address (NAME)	011-00-0-120.00
3250 Freeman Hollow Road (ADDRESS)	of property owner (ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Steven Crawford and Lauren Crawford, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Holly Austin and Joshua David Austin**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract 1:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, described as Tract No. 1 on a survey by Bruce Rainey & Associates, Surveyors No. 823, dated April 28,1986, Job No. 83-047, as follows: BEGINNING at a point in the easterly margin of Freeman Hollow Road, a corner to the property of William E. Ayers; thence with the line of William E. Ayers, South 71°12'45" East 482.53 feet to an iron pin; thence North 73°56'26" East 171.90 feet to a point; thence North 43°39'44" East 140.12 feet to a point; thence North 16°01'57" East 73.49 feet to a point; thence North 12°54'59" East 304.22 feet to a point; thence North 08°51'19" West 304.12 feet to a point; thence North 81°08'11" East 279.21 feet to a point; thence South 08°51'49" East 712.60 feet to an iron pin; thence with the line crossing a pond, South 65°23'16" West 421.69 feet to an iron pin; thence South 84°22'52" West 306.11 feet to an iron pin; thence North 82°50'14" West 457.67 feet to an iron pin in the easterly margin of Freeman Hollow Road; thence with said margin of said road for two calls, North 02°06'49" East 43.97 feet, thence North 02°58'07" West 104.52 feet to the point of beginning, and containing 7.51 acres, more or less.

Tract 2:

Land in Davidson County, Tennessee, and being more particularly described according to an unrecorded survey by J. Bruce Rainey, Surveyor, #823, dated August 13, 1993, and known as Job No. 930349 as follows: BEGINNING at a point in the line of the Michael P. Cunningham property, said point of beginning being 480 feet more or less southeasterly from the easterly margin of Freeman Hollow Road; thence with the line of the Janelie Martin property of record in Book 6553, page 498, Register's Office for Davidson County, Tennessee; thence North 14°16'29" East 481.35 feet to an iron pin; thence North 22°09'20" West 679.39 feet to an iron pin; thence North 69°06'28" East 421.96 feet to an iron pin in the line of the Thomas Lee Bennett property of record in Book 7677, page 345, Register's Office for Davidson County, Tennessee; thence with Bennett's line South 04°51'01"

East 458.01 feet to an iron pin; thence South 08°46'52" East 303.34 feet to an iron pin; thence South 12°44'05" West 304.79 feet to an iron pin; thence South 16°43'58" West 35.96 feet to an iron pin; thence South 50°22'18" West 161.37 feet to an iron pin; thence South 68°23'58" West 150.47 feet to the point of beginning, containing 7.26 acres, more or less.

Being a portion of the same property conveyed to Erika N. Patt and Thomas W. Patt wife and husband by Warranty Deed from Elaine M. Tews and Elaine Mendoza, Executrix of the Estate of Heinz Tews dated January 18, 2019 and of record in Instrument No. 209190122-0006218, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Steven Crawford and Lauren Crawford by Warranty Deed form Erika N. Patt and Thomas W. Patt wife and husband dated June 3, 2024 and recorded June 4, 2024 in Instrument No. 20240604-0041645, Register's Office of Davidson County, Tennessee.

INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION are all those lands depicted on the Final Plat of Steven Crawford Subdivision recorded December 5, 2025 and filed in Instrument No. 20251205-0096962, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3250 Freeman Hollow Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of January, 2026.

Steven Crawford

Lauren Crawford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Crawford and Lauren Crawford, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2026.

Notary Public
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Property Address: 3250 Freeman Hollow Road, Goodlettsville, TN 37072

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on February 9, 2026.

Steve Berneman

Date: 9th day of February, 2026

State of Tennessee

County of Davidson

Sworn and subscribed before me on 9th day of February, 2026 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

