39-B

Karen Johnson
Batch # 1381745
02/17/2026 11:35:25 AM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
3 pgs

20260217-0012320

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2026.

Notary Public

My commission expires: 7-6-26

LYDIA R WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Addison Bean	OLD NATIONAL BANK	082-08-0A-012.00-CO
719 B McFerrin Ave.	ONE MAIN STREET	
Nashville, TN 37206	EVANSVILLE, IN 47708	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Juliet Seals Crossley and husband, Adam Frederic Crossley

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Addison Bean ,a single person

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 12, The West Eastland Townhomes, as established under Master Deed of record in Instrument Number 20060718-0086336, amended in Instrument Number 20061026-0132919 and Instrument Number 20070718-0085401, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ruby Jean Seals and husband, Jimmy Eugene Seals by Warranty Deed from Ann E. Inman, unmarried of record in Instrument No. 20120518-0043312 Register's Office for Davidson County, Tennessee, dated May 17, 2012 and recorded on May 18, 2012.

Being the same property conveyed to Juliet Seals Crossley and husband, Adam Frederic Crossley by Quit Claim Deed from Ruby Jean Seals and husband, Jimmy Eugene Seals of record in Instrument No. 20160108-0001889 Register's Office for Davidson County, Tennessee, dated January 05, 2016 and recorded on January 08, 2016.

This is improved property known as **719 B McFerrin Ave., Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of February, 2026.

Adam Frederic Crossley
Adam Frederic Crossley

Juliet Seals Crossley
Juliet Seals Crossley

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Adam Frederic Crossley and Juliet Seals Crossley, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of February, 2026.

Betty Krachey
Notary Public
My Commission Expires: 07/07/2027

Lenders Title Company File No. 26-001340-626

BETTY KRACHEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF KNOX

Online Notary Public
My Commission Expires
July 7, 2027

Notarized remotely using audio-video communication technology via Proof.

Certificate of Authenticity

I, Angela Y. Poston-Williamson, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 2/10/24.

Angela Y. Poston-Williamson

Date: 2/10/24

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 10th day of FEBRUARY, 2024.

Lydia H Weaver
Notary Public

My commission Expires: 7/6/24

SEAL

