Karen Johnson Davidson County
Batch# 1385221 DEEDWARR
02/25/2026 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260225-0015004

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/3/28
(AFFIX SEAL)

JULIANNE CORNETT-THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christian Labenberg and Devin Grahn	NEW OWNER	073 04 0 008.00
(NAME)	(NAME)	
2503 Timwood Drive	2503 Timwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Flipin' Crazy, LLC, a Tennessee limited liability company,**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Christian Labenberg, unmarried and Devin Grahn, unmarried, as Tenants in Common**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of SECTION ONE, SUTHERLAND HEIGHTS, of record on Book 2663, Page 18, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Flipin Crazy, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Shea Bryant Keener fka Amy Shea Bryant, a married woman, of record in Instrument No. 20250130-0007193, in the Register's Office for Davidson County, Tennessee, dated January 24, 2025 and recorded on January 30, 2025.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, SUTHERLAND HEIGHTS, as recorded in Plat Book 2663, Page(s) 18.
Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Book 2634, Page 207.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2692, Page 19, as re-recorded in Book 2692, Page 353.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2503 Timwood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

Effective the 24th day of February, 2026.

Flipin' Crazy, LLC

BY: _____
Roger Stockton
authorized agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Roger Stockton, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Agent (or other officer authorized to execute the instrument) of Flipin' Crazy, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand and seal, at office, this 24th day of February, 2026.

_____
Notary Public
My Commission Expires: 4/12/27

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 24 day of February, 2026.

K. Thomas Sidwell
Date: 2/24/26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of February, 2026.

Notary Public
My Commission Expires: 12-1-29

