Karen Johnson Davidson County
Batch# 1385239 DEEDWARR
02/25/2026 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20260225-0015030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/19/28 (AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

LL-JR-26-827AB

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Willem Crone and Mackenzie Smith	The Huntington National Bank	
(NAME)	(NAME)	**072-09-3U-001.00-CO**
827 A Delmas Avenue	2778 West Jackson Street Bldg. C - 2nd floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Tupelo MS 38801	
(CITY) (STATE) (ZIP)	(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, **R & G REALTY, LLCA TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLEM MORRELL CRONE, AN UNMARRIED MAN, AND MACKENZIE ELISABETH SMITH, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Unit No. 827-A on the Plan of , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20250121-0004418, 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 a portion of the same property conveyed to R & G Realty, LLC by Warranty Deed from William Lee Renick Jr. Revocable Living Trust Dated 12/13/31 of record in Instrument No. 20241121-0091228 Register's Office for Davidson County, Tennessee, dated November 20, 2024 and recorded on November 21, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20250121-0004418, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 2025022-00012359, in the Register's Office for Davidson County, Tennessee.
- Terms Conditions and Easement of record in Book 2346, Page 347, in the Register's Office for Davidson County, Tennessee.
- Declaration Of Restrictions And Covenants For Scms For Regulated Residential Infill of record in Instrument Number 20251210-0098142, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 A Delmas Avenue, Nashville, Tennessee 37216**.

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 20th DAY OF FEBRUARY, 2026.

R & G Realty, LLC

BY: Joseph M Roberts III

Joseph M. Roberts, III
Member

BY: Michael Gorey

Michael Gorey
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & G REALTY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of February, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GOREY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of R & G REALTY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of February, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 February 20, 2026

Affiant Signature

25th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028