THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1066-JC

Karen Johnson Davidson County
Batch # 1387507 DEEDWARR
03/03/2026 09:19:49 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20260303-0016479

Name and Address of New Owner:
Martin Crum
8647 Herbert Shannon Road
Springfield, TN 37172

Send Tax Bills To:
Martin Crum
8647 Herbert Shannon Road
Springfield, TN 37172

Map & Parcel No: 052 02 0 165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rodney N. Killion, unmarried** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Martin Crum, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 of BLOCK "B" on the revised map of RAINBOW TERRACE SUBDIVISION, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 100 feet on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Rodney N. Killion, an unmarried man and Stephen D. Farmer, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Robert Dale Hopkins and Linda Jean Hopkins, husband and wife, of record in Instrument No. 20010213-0014034 in the Register's Office of Davidson County, Tennessee, dated February 12, 2001, and recorded on February 13, 2001; and re-recorded at Instrument No. 20010409-0034877 and recorded on April 09, 2001.

Being the same property conveyed to Rodney N. Killion, his successors and assigns, by Quit Claim Deed from Stephen D. Farmer, an unmarried man, of record in Instrument No. 20040728-0089932 in the Register's Office of Davidson County, Tennessee, dated July 08, 2004, and recorded on July 28, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: 563 - 565 Blackstone Ave Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on February 27, 2026.

(SEAL)

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me the undersigned, a Notary Public in and for said State and County, Rodney N. Killion, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 02/27/2026.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 1/31/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $308,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 02/27/2026.

Notary Signature
My commission expires: 1/3/2027

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON