Karen Johnson Davidson County
Batch# 1389022 DEEDWARR
03/05/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260305-0017743

WARRANTY DEED

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

B-C-25-425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Cicely St. Crockett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Cicely St. Crockett	**Canopy Mortgage, LLC**	
(NAME) **425 Moss Trail**	(NAME) **Canopy Mortgage, LLC**	**026 13 0 007.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Canopy Mortgage, LLC**	
(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, **LAURIE ANN WILSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CICELY ST. CROCKETT, A SINGLE WOMAN,** 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 Lot No. 53 on the Plan of GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION NUMBER TWO of record in Plat Book 1424, Page(s) 120 and 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 53 fronts 65 feet on the Southerly side of Moss Trail Road and runs back 328.2 feet on the Easterly line and 364.3 feet on the Westerly line, to a dead line measuring 152 feet thereon.

Being the same property conveyed to Laurie Ann Wilson, a single woman, by Warranty Deed from Michael Lloyd Kiley and Patricia A. Kiley and Kaitlyn E. Kiley, as tenants in common with right of survivorship, of record in Instrument No. 20180309-0022367, in the Register's Office of Davidson County, Tennessee, dated March 07, 2018 and recorded on March 09, 2018.

This conveyance is subject to:
- County of Davidson taxes for the year 2026 and subsequent years.
- City of Goodlettsville taxes for the year 2026 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOODLETTSVILLE HEIGHTS SUBDIVISION, SECTION NUMBER TWO, as recorded in Plat Book 1424, Page(s) 120-121.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1783, Page 35.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **425 Moss Trail, Goodlettsville, Tennessee 37072**.

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 5th DAY OF MARCH, 2026.

Laurie Ann Wilson

Laurie Ann Wilson

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 5th of March, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 5, 2026**.

Affiant Signature

03/05/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 5, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY