Karen Johnson Davidson County
Batch# 1389092 DEEDWARR
03/05/2026 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.50
20260305-0017831

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-55

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily Anne Crawford	Same as new owner	081 15 0 125.00
(NAME) 3000 Hillsboro Pike, 11	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nick Dorroll and Aimee Dorroll, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Emily Anne Crawford, a single woman** (the "**Grantee**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 1601 Doctor DB Todd Junior Boulevard, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, her heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 5th day of March, 2026.

GRANTORS:

Nick Dorroll

Aimee Dorroll

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Nick Dorroll and Aimee Dorroll, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5th day of March, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Situated in City of Nashville, County of Davidson, State of Tennessee, to wit: The following described property located in Davidson County, Tennessee: Land in Davidson County, Tennessee, being the Southerly half of Lot Nos. 72, 73, and 74, in the J.M., T.J. & G.W. HARDINGS PLAN of Lots, in North Nashville, as of record in Plat Book 21, Page 80, Register's Office for said County.

Beginning on the Northwest corner of Dr. D.B. Todd, Jr. Blvd., formerly 18th Avenue North, 18 foot alley, being the S.E. corner of said Lot No. 74; thence with the Northerly margin of said alley, Westwardly 150 feet more or less, to the Easterly margin of a 12-1/2 foot alley take off of the Easterly side of Lot No. 71; by deed of record in Book 343, Page 588, said Register's Office, and being also the S.E. corner of said Lot 71; thence with the Easterly margin of said 12-1/2 foot alley, Northwardly 75 feet to Dukes S.W. corner; thence with Duke's Southerly line Eastwardly 137 feet more or less, to the Westerly margin of Dr. D.B. Todd, Jr., Blvd. formerly 18th Avenue North; thence with said Avenue, Southwardly 76-1/4 feet more or less, to the Beginning.

Being part of the same property conveyed to Nick Dorroll and Aimee Dorroll, husband and wife, by Special/Limited Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Merrill Lynch Mortgage Investors Inc., Mortgage Loan Asset-Backed Certificates, Series 2003-OPT1, by American Home Mortgage Servicing, Inc., as Attorney In Fact, of record in Instrument No. 20111229-0101659, in the Register's Office for Davidson County, Tennessee, dated November 3, 2011 and recorded on December 29, 2011.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 March 5, 2026.

Affiant Signature

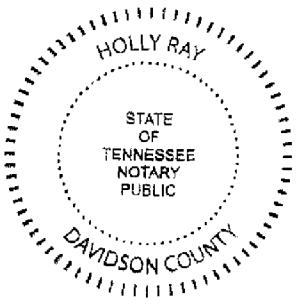
March 5, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of March, 2026.



Notary's Signature

My Commission Expires: 03/09/27