Karen Johnson Davidson County
Batch# 1400476 DEEDWARR
04/02/2026 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20260402-0026456

WARRANTY DEED

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

39143

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).
Patricia Kelley Crocker and Charles Samuel Crocker	Princeton Mortgage Corp.	116-03-0B-120.00-CO
(NAME)	(NAME)	
4505 Harding Pike #120	439 Grand Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Ewing, NJ 08628	
(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, we, **Hunter Lochridge Amonett and Ashley Lassiter Amonett AKA Ashley Ann Lassiter, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia Kelley Crocker and Charles Samuel Crocker, wife and husband,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 120 of Royal Oaks Apartments Condominiums, a Condominium Development established pursuant to the provision of the

Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed.

Being the same property conveyed to Ashley Ann Lassiter, a single person by Warranty Deed from Carolyne Brinson Hadden, unmarried of record in Instrument No. 20150923-0096829 Register's Office for Davidson County, Tennessee, dated September 21, 2015 and recorded on September 23, 2015.

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 ☒ 4505 Harding Pike #120, Nashville, TN 37205
(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 heirs 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 30th day of March, 2026.

Hunter Lochridge Amonett

Ashley Lassiter Amonett AKA Ashley Ann Lassiter

STATE OF TENNESSEE

COUNTY OF Williamson

On this 30th day of March, 20 26, before me personally appeared Hunter Lochridge Amonett and Ashley Lassiter Amonett AKA Ashley Ann Lassiter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

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

Tennessee Certification of Electronic Document

I, George Mudter, 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 30, 2026 (date of document).

Affiant Signature

4/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027