Karen Johnson Davidson County
Batch# 1403701 DEEDWARR
04/09/2026 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260409-0028818

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $390,000.00

_____ Affiant
Signature

Subscribed and sworn to before me on this the 8th Day of April, 2026.

_____
Notary Public
My Commission expires 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
SAMANTHA CRUM
2516 ALLENWOOD DR.
NASHVILLE, TN 37207

SEND TAX BILLS TO:
SAMANTHA CRUM
2516 ALLENWOOD DR.
NASHVILLE, TN 37207

MAP AND PARCEL NUMBER: 032C-B/041.00

WARRANTY DEED
26NT00719

Effective the 8th Day of April, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Rick Wahler, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Samantha Crum, an unmarried woman

The following described real estate in **DAVIDSON** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, Pages 82 and 83, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 67 fronts 60 feet on the Northerly side of Allenwood Drive and extends back between parallel lines measuring 133.5 feet to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Rick Wahler, an unmarried man from Music City Holdings LLC, a Texas Limited Liability Company, by Warranty Deed dated 07/30/2025 and recorded 08/15/2025 in Instrument No. 20250815-0064982, Register's Office of said County.

This is an improved property commonly known as: 2516 Allenwood Drive, Nashville, TN 37207-4603To 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8th day of April, 2026

Rick Wahler 04/08/2026 11:27 AM EDT

Rick Wahler

State of TENNESSEE
County of WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rick Wahler**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Justin Foster 04/08/2026 11:38 AM EDT

Notary Public

My Commission expires: _____/_____/_____

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Online Notary Public
My Commission Expires:
Dec 26, 2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

I, Cindy M. Blevins, 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 8th day of April, 2026.

Cindy M. Blevins

Date: 8th day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of April, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29