Karen Johnson Davidson County
Batch# 1403837 DEEDWARR
04/09/2026 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20260409-0029003

THIS INSTRUMENT PREPARED BY:
Jordan B. Osborn, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 East College Street, Suite 200
Dickson, TN 37055
2026-356

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($294,900.00) cash in hand paid, the receipt of which is hereby acknowledged, ELIAS H. ATTEA, JR., an unmarried man, and ROSE MARIE ATTEA(erroneously shown as Rose Maria Attea on prior deed), an unmarried woman ("the Grantors ") have this day bargained and sold, and by these presents do transfer and convey unto NATALIE CROWSON, an unmarried woman, her successors, heirs and assigns ("the Grantee"), a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 7, Plan of the Village of Old Hickory, Section A, of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.
>
> Being the same property conveyed to Elias H, Attea, Jr., an unmarried man and Rose Maria Attea, an unmarried woman, as tenants in common with right of survivorship by deed from Julie P. Schmidt, a single woman dated September 26, 2024, and of record in Instrument Number 20241001-0076068 in the Register's Office of Davidson County, Tennessee. Rose Marie Attea and Rose Maria Attea being one and the same person.
>
> This conveyance is made subject to the right-of-way of Cleves Street.
>
> This conveyance is made subject to all matters shown on plat of record in Book 1424, Page 68, and Book 1424, Page 69, and Land Book 1835, Page 87, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to an Easement for Right-of-way of record in Book 626, Page 556, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to an Easement for Telephone Right-of-way of record in Book 662, Page 743, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantee, and the Grantee's successors, heirs and assigns, forever. And the Grantors covenant with the Grantee, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2026 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors and the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantee and the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 9th day of April, 2026.

ELIAS H. ATTEA, JR.

ROSE MARIE ATTEA

STATE OF TENNESSEE
COUNTY OF DICKSON

On this 9th day of April, 2026, before me personally appeared ELIAS H. ATTEA, JR. and ROSE MARIE ATTEA, 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's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 9th day of April, 2026.

NOTARY PUBLIC

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 4-03-29

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $294,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of April, 2026.

NOTARY PUBLIC

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/2/26

****

Map & Parcel No: 044-11-0-146

ADDRESS OF NEW OWNERS:
NATALIE CROWSON
403 Cleves St.
Old Hickory, Tn 37138

SEND TAX BILLS TO:
GUARANTEED RATE, INC.,
4044 N. Lincoln Ave., #324
Chicago, IL 60618

Certification of Recorded Documents

I, Karen Suggs, 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 April 9, 2026.

(AFFIANT) – Karen Suggs

04/09/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 9th day of April, 2026.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY