Prepared By ~~& Return To~~:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
26-0021

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RM-26-279

Karen Johnson Davidson County
Batch # 1406266 DEEDWARR
04/16/2026 02:34:02 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20260416-0031370

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2026

Notary Public

Commission Expires: _____

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jade Carter 279 Martingale Drive Old Hickory, TN 37138	CMG Mortgage, Inc. 3160 Crow Canyon Rd #400 San Ramon, CA 94583	044-14-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michelle N. Crawford, Executrix of the Estate of Margaret Anne Purcell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jade Carter, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 279 on the Map of Part I, Cumberland Terrace Subdivision, as of record in Book 1424, Page 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 279 fronts 75 feet on the easterly side of Martingale Drive and runs back between lines 224.5 feet on the northerly line and 221.6 feet on the southerly line to a dead line in the rear on which it measures 42 feet.

BEING the same property conveyed to Margaret A. Purcell by Quitclaim Deed from Jess Purcell, Jr. and wife, Margaret L. Purcell, dated 5/21/2018 and recorded 5/29/2018 in Instrument No. 20180529-0050903, Register's Office for Davidson County, Tennessee; and being the same property previously conveyed to Jess Purcell, Jr. and wife, Margaret L. Purcell by Warranty Deed from John W. Burton, Jr. and wife, Jean Burton, dated 9/6/1960 and recorded 9/8/1960 in Book 3129, Page 404, Register's Office for Davidson County, Tennessee.

The said Margaret A. Purcell is one and the same person as Margaret L. Purcell. The said Jess J. Purcell is one and the same person as Jess Purcell, Jr.

The said Margaret Anne Purcell having since died 2/4/26. Per Docket No. 26P-535, Michelle N. Crawford is the Executrix for her estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 279 Martingale Drive, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2026.

The Estate of Margaret A. Purcell

Michelle N. Crawford

By: Michelle N. Crawford, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michelle N. Crawford**, Executrix of the Estate of Margaret A. Purcell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15th day of April, 2026.

Kayla R Johnson

Notary Public
My Commission Expires: 7/27/27

(Notary Seal)

