Karen Johnson Davidson County
Batch# 1417231 DEEDWARR
05/07/2026 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20260507-0041013

WARRANTY DEED

(SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES: 12/19/28

File #26-TC-0332-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaylan Denney and Quinton Tolbert	First Bank	
(NAME)	(NAME)	**096 07 0A 024.00**
332 Stewarts Ferry Pike	722 Columbia Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TERRY P. CROTZER AND TERESA C. FINCH, SUCCESSOR CO-TRUSTEES OF MARY SUE CROTZER REVOCABLE TRUST,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KAYLAN DENNEY, AND UNMARRIED WOMAN AND QUINTON TOLBERT, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of Lot 2, Parcel 24 on the CONDOMINIUM SITE PLAN FOR BIANCA SQUARE, horizontal property regime pursuant to the Tennessee Horizontal Property Act as shown on plat of record in Plat Book 5200, Page 661, as amended in Plat Book 5800, Page 101, Register's Office for Davidson County, Tennessee, together with said apartment's appurtenant undivided interest in the general and limited common elements of the condominium, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Sue Crotzer, Trustee of the Mary Sue Crotzer Revocable Trust, by Warranty deed from Diversified Asset Holdings LLC, a Tennessee limited liability company, of record in Instrument No. 20201216-0148205, in the Register's Office of Davidson County, Tennessee, dated December 10, 2020 and recorded on December 16, 2020. Mary Sue Crotzer died on June 1, 2025, Teresa C. Finch and Terry P. Crotzer are appointed as Successor Co-Trustees under said Trust.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN FOR BIANCA SQUARE, as recorded in Plat Book 5200, Page 661.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BIANCA SQUARE SUBDIVISION, as recorded in Plat Book 5800, Page 101.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BIANCA SQUARE HOMEOWNERS ASSOCIATION, INC. of record in Book 6162, Page 195 and as amended in Book 6165, Page 566; Book 6225, Page 906 and Book 9885, Page 208; also subject to easements, rights and interests 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 building thereon.
* Easement recorded in Book 6303, Page 616 and Book 6303, Page 621.
* Agreement to Maintain as set forth in instrument recorded in Book 5945, Page 856.
* Charter for Bianca Square Homeowners Association, Inc., as recorded in Book 6168, Page 507.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 332 Stewarts Ferry Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 29th day of April, 2026.

Mary Sue Crotzer Revocable Trust

By: _____
Terry P. Crotzer, Successor Co-Trustee

By: _____
Teresa C. Finch, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Terry P. Crotzer and Teresa C. Finchwith whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Successor Co-Trustees of the Mary Sue Crotzer Revocable Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustees of said Trust.

Witness my hand, at office, this 29th day of April, 2026.

_____
Notary Signature
My commission expires:

JOHN H. BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 29. 2026

Affiant Signature

6th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

