Prepared by:
Record and Return To:
Fleishman and Rosenthal Title, Inc.
[illegible]

Warranty Deed

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson
Batch # 1418680
05/11/2026 10:56:26 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20260511-0042189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of May, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew Crowell	New Owner	119-03-0-145.00
444 Foothill Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHANNON WATSON BROCKMAN AND ASA BROCKMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW CROWELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 75 on the Plan of Hill-N-Dale, Section 2 of record in Plat Book 4175, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon Watson Brockman and Asa Brockman, wife and husband by Warranty Deed from Colleen Antle, a single woman of record in Instrument No. 20191213-0128586 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 13, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 444 Foothill Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of May, 2026.

Shannon Watson Brockman
Shannon Watson Brockman

Asa Brockman

STATE OF COLORADO
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shannon Watson Brockman and Asa Brockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2026.

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028