Karen Johnson
Batch # 1419965
05/13/2026 02:42:43 PM
Fees: $13.00 Taxes: $6,160.50

20260513-0043196

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/05/2030

WARRANTY DEED

DM-C-25-2527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,665,000.00.

Olivia Crownover
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 02-05-30

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin James Crownover and Olivia Chan Crownover	**First Horizon Bank**	
(NAME) **2527 Hobbs Road**	(NAME) **165 Madison Avenue**	**131-01-0-050.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Memphis, TN 38103**	
(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, **WILLIAM J. NEAL, JR. AND WIFE, ZANDRA I. NEAL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN JAMES CROWNOVER AND OLIVIA CHAN CROWNOVER, HUSBAND AND WIFE,** 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 lot No. 42 on the Map of B.N. Stammer's Subdivision, as of record in Book 1424, Page 23, Register's Office for said County. Said Lot No. 42 fronts 100 feet on the south side of Hobbs Road and runs back between lines 239.08 feet on the westerly line and 239.11 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to William Joseph Neal and wife, Patsy M. Neal by Warranty Deed from Ralph J. Stoudt, Jr. and wife, Barbara Stoudt of record in Book 4041, page 585, Register's Office for Davidson County, Tennessee, dated July 29, 1966 and recorded on July 29, 1966.

Being the same property conveyed to William J. Neal Jr., a single person by Warranty Deed from William Joseph Neal and wife, Patsy M. Neal of record in Instrument No. 20060324-0034003 Register's Office for Davidson County, Tennessee, dated March 23, 2006 and recorded on March 24, 2006.

Being the same property conveyed to William J. Neal Jr., and wife, Zandra I. Neal by Quitclaim Deed from William J. Neal, Jr., married of record in Instrument No. 20070521-0060451 Register's Office for Davidson County, Tennessee, dated May 10, 2007 and recorded on May 21, 2007.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 23, Register's Office for Davidson County, Tennessee.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2527 Hobbs Road, Nashville, Tennessee 37215**.

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 11th DAY OF MAY, 2026.

William J. Neal, Jr.

Zandra I. Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. NEAL, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 11th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212