Karen Johnson Davidson County
Batch# 1419991 DEEDWARR
05/13/2026 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260513-0043230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of May, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: RES-26-4149

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Weaver	First Community Mortgage	187 09 0A 167.00
(NAME)	(NAME)	
4149 Alva Lane Nolensville, TN 37135	262 Robert Rose Drive Murfreesboro, TN 37129	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **ROCKY DONOVAN CROSSLAND AND BERNADETTE CROSSLAND, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **KELLY WEAVER, A MARRIED WOMAN**, hereinafter called the Grantee(s), their heirs 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. 167 on the Plan of PHASE FIVE, SECTION ONE, BURKITT VILLAGE, SP SUBDIVISION of record in Plat at Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which Plan referenced is hereby made for a more complete description of the property.

Being the same property conveyed to Rocky Donovan Crossland, a married man, from Rebecca Wyatt Graham and Jonathan Todd Graham, wife and husband, by Warranty Deed dated June 14, 2019, recorded June 17, 2019. in Instrument No. 20190617-0058226, in the Register's Office for Davidson County, Tennessee.
Further being the same property conveyed to Rocky Donovan Crossland and Bernadette Crossland, husband and wife, from Rocky Donovan Crossland, by Quitclaim Deed dated July 23, 2019, recorded August 16, 2019, in Instrument No. 20190816-0082259, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4149 Alva Lane, Nolensville, TN 37135
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 12th day of May, 2026.

Rocky Donovan Crossland

Rocky Donovan Crossland

Bernadette Crossland

Bernadette Crossland

STATE OF Tennessee
COUNTY OF Rutherford

On this 12th day of May, 2026, before me personally appeared Rocky Donovan Crossland and Bernadette Crossland, 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, at office, this 12th day of May, 2026.

Notary Signature
My commission expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Notarized remotely using audio-video communication technology via Proof.

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 5/12/26 (date of document).

Affiant Signature

5/13/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

