PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1420840
05/14/2026 02:22:13 PM
Fees: $13.00 Taxes: $1,017.50
Davidson County
DEEDWARR
2 pgs
20260514-0043557

Ivey Title, LLC Ref: (DL) Title No.: 64432
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Daniel Crowe 2421 NW Market St Unit 722 Seattle, WA 98107	Andrew Daniel Crowe 2421 NW Market ST Unit 722 Seattle WA 98107

TAX MAP PARCEL NUMBERS: 14202025600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joanna C. Curran**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Daniel Crowe** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, page 108, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to F. Dan Crowe and wife Jean N. Crowe, by Warranty deed from William H. Nunnelly and wife, Rosann Nunnelly, dated August 15, 1997 and recorded on August 18, 1997, of record in Book 10572, page 249, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated September 7, 2012, recorded September 12, 2012, of record in Inst. No. 20120912-0082597, said Register's Office, subject property was conveyed to F. Dan Crowe , as his sole and separate property. The said F. Dan Crowe has since died. The Last Will and Testament of Fred Dan Crowe of record in Case No. 24P1375 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Joanna C. Curran and Andrew Daniel Crowe as Co-Executors of the Last Will and Testament of Fred Dan Crowe. By Executor's deed recorded March 14, 2025, of record in Inst. No. 20250314-0018792, said Register's Office, Joanna C. Curran and Andrew Daniel Crowe, as Co-Executors of the Last Will and Testament of Fred Dan Crowe, conveyed subject property to Joanna C. Curran and Andrew Daniel Crowe, as tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 108, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description.

This property has never been the principal residence of Grantor.

This is improved property, known as 480 Saddle Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date set forth in the notary acknowledgement.

Joanna C. Curran

State of Washington

County of King

On this 21 day of April, 2026 before me the undersigned authority, personally appeared Joanna C. Curran, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 08/05/26 Notary

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

State of Washington

County of King

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $275,000.00.

Affiant

Sworn and subscribed before me this 21 day of April, 2026.

My Commission Expires: 08/05/26 Notary

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026