THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
ForthRight Title, LLC
116 Maple Row Boulevard
Hendersonville, TN 37075
File No. 26-1121-SI

Karen Johnson Davidson County
Batch # 1421693 DEEDWARR
05/18/2026 11:24:06 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260518-0044246

Name and Address of New Owner:
Jake Crum and Quenn N. Crum
4049 Grays Point Road
Joelton, TN 37080-8916

Send Tax Bills To:
Jake Crum and Quenn N. Crum
4049 Grays Point Road
Joelton, TN 37080-8916

Map & Parcel No: 029 00 0 226.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Keith Stenberg and Line` Stenberg, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jake Crum and Quenn N. Crum, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit: Beginning in the South margin of Gray's Point Road, 556 feet Easterly from Kraft (Craft) Drive, and running thence with said margin, South 81 degrees 45 minutes East 112 feet to a curve, and with an 8 degrees 17 minutes curve 22 feet to an iron pin, thence radially 328 feet to John Alta's line; thence with Alta's line, North 87 degrees West 125 feet to an iron pin, thence North 8 degrees 15 minutes East 338 feet to beginning and containing 1.0 acres, more or less.

Being the same property conveyed to Keith Stenberg and Line` Stenberg, husband and wife, by Warranty Deed from Jake Crum and wife, Quenn N. Crum, of record in Instrument No. 20190711-0067481, in the Register's Office of Davidson County, Tennessee, dated July 05, 2019, and recorded on July 11, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as: **4049 Grays Point Road, Joelton, TN 37080-8916**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of May, 2026.

Keith Stenberg (SEAL)

Line Stenberg (SEAL)

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me the undersigned, a Notary Public in and for said State and County, **Keith Stenberg and Line` Stenberg, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$360,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 12th day of May, 2026.

Notary Signature
My commission expires: 5/23/28

CELESTINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES MAY 23, 2028