Karen Johnson Davidson County
Batch# 1421947 DEEDWARR
05/19/2026 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $3,404.00
20260519-0044724

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Affiant

Subscribed and sworn to me on May 13, 2026

Notary Public

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

THIS INSTRUMENT WAS PREPARED BY:
Christopher L. Davis
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110 Nashville,
TN 37201
Our File No.: 80203

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
4314 Dale, LLC a Tennessee Limited Liability Company 111 Acklen Park Dr., Apt 253 Nashville, TN 37203	4314 Dale, LLC a Tennessee Limited Liability Company 111 Acklen Park Dr., Apt 253 Nashville, TN 37203	- 132-05-0-067.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Stuart Naylor and wife, Caroline Naylor, and Anne Blanton Crosswy** hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **4314 Dale, LLC a Tennessee Limited Liability Company**, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, as shown on the map entitled Glendale Park Section I, of record in Plat Book 1130, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STUART NAYLOR AND WIFE, CAROLINE NAYLOR, AND ANNE BLANTON CROSSWY, by deed from THOMAS F. OSBORNE AND LINDA OSBORNE, HEIRS AT LAW OF ELIZABETH J. OSBORNE , of record in Instrument No. 20040622-0072853, dated June 17, 2004, said Register's Office.

80203

ANNE BLANTON CROSSWY died testate on or about January 19, 2022, devising her interest in said property to CAROLINE NAYLOR, by will of record in Docket No. 26P155, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 1130, Page 45, said Register's Office.

3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4314 Dale Avenue, Nashville, TN 37204.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand on May 13, 2026.

Stuart Naylor

Caroline Naylor

Caroline Naylor

Caroline Naylor Executrix for the Estate of Anne Blanton Crosswy

Caroline Naylor, Executrix for the Estate of Anne Blanton Crosswy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of May, 2026, before me personally appeared Stuart Naylor and Caraline Naylor, individually and as Executrix of the Estate of Anne Blanton Crosswy, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, on May 13, 2026.

Christopher L Davis

NOTARY PUBLIC
My Commission Expires: 11/8/2027

CHRISTOPHER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

80203

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 13. 2026

Affiant Signature

18th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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