Karen Johnson Davidson County
Batch # 1421978 DEEDWARR
05/19/2026 10:40:28 AM 2 pgs
Fees: $13.00 Taxes: $2,430.90
20260519-0044759

WARRANTY DEED

ATE OF TENNESSEE
UNTY OF DAVIDSON
E ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
EATER, FOR THIS TRANSFER IS $657,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2026

Notary Public

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029

File No. AP-26-2087

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael King Carrier, Jr. and Elizabeth Crimmins	New Owner	
(NAME)	(NAME)	091-13-2J-001.00-CO
515A Stevenson Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Ronald Grayson Giles and Katharine Ann Giles**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael King Carrier, Jr., an unmarried man, and Elizabeth Crimmins, an unmarried woman, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, 515 Stevenson Street Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20191112-0116494, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located on Lot No. 152 on the Map of West Nashville Heights, as of record in Book 332, page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Grayson Giles, an unmarried man, and Katherine Ann Bond, an unmarried woman, as tenants in common with rights of survivorship by Warranty Deed from HR Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20201221-0151548 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 21, 2020.

This is property more commonly known as 515A Stevenson Street, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 GRANTEES 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 GRANTEES, their heirs and assigns, against

Witness my/our hand this 15th day of May, 2026.

Ronald Grayson Giles

Katharine Ann Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Ronald Grayson Giles and Katharine Ann Giles, 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 15th day of May, 2026.

Notary Signature
My commission expires: May 8, 2028

