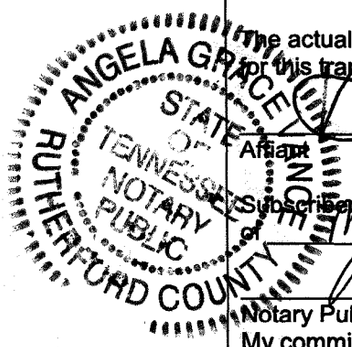
Karen Johnson Davidson County
Batch# 1423544 DEEDWARR
05/21/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,711.47
20260521-0046502

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $732,830.00 Affiant Subscribed and sworn to before me, this 19 day of May, 2026. Notary Public My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Douglas Maroon **Paige Ulrich**	**CrossCountry Mortgage, LLC**	**17206003900**
8132 Cloverland Dr	**2160 Superior Avenue**	
Nashville, TN 37211	**Cleveland, OH 44114**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 8132 Cloverland Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas Maroon and Paige Ulrich

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 22, Plan of Harvard Estates, Section 4, of record in Book 4675, Page 153, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 8132 Cloverland Dr Trust, by Warranty Deed from Waverly D Crenshaw, Jr, Administrator of the Estate of Ethel H Battle, dated August 14, 2025, of record in Instrument No. 20250818-0065767, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Frank Battle and wife, Ethel H Battle, by Warranty Deed from Charles B Palmer, unmarried, dated October 23, 1978, of record in Book 5354, Page 814, in the Register's Office for Davidson County, Tennessee. Frank Battle died September 30, 2015, leaving Ethel H Battle as the sole surviving tenant. Ethel H Battle died intestate on February 29, 2024. By Agreed Order to Sell Real Property entered on 7/30/25 In The Estate of Beatrice Hines Battle, No. 24P-664, Seventh Circuit Court for Davidson County, Tennessee, a copy of which is appended hereto as Exhibit A, Waverly D. Crenshaw, Jr., the duly appointed Administrator of said Estate, was authorized to sell the hereinabove described property and distribute the proceeds to the heirs at law of the Estate of Ethel Beatrice Hines Battle.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8132 Cloverland Dr, Nashville, TN 37211.

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 in 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 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.

_____ Date: 5/19/2026

The 8132 Cloverland Dr Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 8132 Cloverland Dr Trust and that she is authorized by The 8132 Cloverland Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 19th day of May, 2026.

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

_____
NOTARY PUBLIC

My Commission Expires: 7-22-2029

Certificate of Authenticity

I, Mark Sleeckum, 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

5/19/26
Date

Affiant Signature

5/19/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 19 day of May, 2026

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANNOY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY