Karen Johnson
Batch # 1426458
05/28/2026 02:48:23 PM
Fees: $13.00 Taxes: $1,391.20
Davidson County
DEEDWARR
2 pgs
20260528-0048497

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $376,000

Affiant

Subscribed and sworn to before me on this 26 day of May, 2026.

Notary Public

My Commission Expires: 3/16/29

NICOLAS PERENICH JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Nick Perenich, Attorney
169 Belle Forest Circle, Ste A
Nashville, TN 37221

Address New Owner:	Send Tax Bills to:	Map-Parcel Number:
Sandra B. Crooks 413 Carters Glen Dr. Nashville, TN 37221	New Owner	142 10 0D 004.00

DEED

For and in consideration of the sum of Ten Dollars ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Ana Steele, Personal Representative for the Estate of Maritza Buenahora (appointed in Probate Court Case number 26P-109, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey unto Sandra B. Crooks, hereinafter called the Grantee(s), her heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 104 ON THE PLAN OF CARTER'S GLEN OF RECORD IN BOOK 9700, PAGE 353 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Maritza Buenahora from Ana B. Steele, of record in Document 20220304-0025022, Register's Office for Davidson County, Tennessee.

This is improved property known as 413 Carters Glen Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee(s), their successors, and assigns, forever; and Grantor(s) do covenant with said Grantee(s) that Grantor(s) have a good right to convey it under the terms of

the Will, and the same is unencumbered, except as otherwise herein set out. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Taxes for 2026 are assumed by Grantee.

WITNESS my hand this 21 day of May, 2026.

Ana Steele, Executor for the Estate of
Maritza Buenahora

STATE OF Connecticut)
COUNTY OF Hartford)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ana Steele, with whom I am personally acquainted, and who acknowledged that s/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at (city/state) Farmington,
this 21st day of May, 2026.

Notary Public

My Commission Expires: 10/31/2029

XHEK PRECETAJ
Notary Public, State of Connecticut
My Commission Expires Oct 31, 2029

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