This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 1426531 DEEDWARR
05/29/2026 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260529-0048593

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CRAWFORD PASSAGE REVOCABLE LIVING TRUST dated December 9, 2025 1513 Dallas Avenue Nashville, TN 37212	SAME	117-04-0-183.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

AFFIANT

Sworn to and subscribed before me this February 9, 2026.

Notary Public

My Commission Expires: 1/15/2030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, TRE KILLIAN and NORA VERHOFF, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CRAWFORD PASSAGE REVOCABLE LIVING TRUST, dated December 9, 2025, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is

unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

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.

By: _____
TRETN KILLIAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRETN KILLIAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 9, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

By: _____
NORA VERHOFF

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORA VERHOFF, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this February 9, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS

EXHIBIT A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet of Lot No. 22 on the Map of Victoria Place a plan of which is of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50.0 feet on the Southerly side of Dallas Avenue and runs back between parallel lines 130.5 feet to an alley.

Being the same property conveyed to TRE KILLIAN and NORA VERHOFF, husband and wife, by Warranty Deed of record from CHRIS PARHAM and SOPHIE SOLOMON, husband and wife, Instrument No. 20251118-0092000, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1513 Dallas Avenue, Nashville, TN 37212.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 February 9, 2026 (date of document).

Signature

February 9, 2026
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 9th day of February, 2026.

Notary Public
My Commission expires: 1/15/2030

SARA ELIZABETH DENMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. JANUARY 15, 2030
COUNTY OF LEWIS