Karen Johnson Davidson County
Batch # 1433411 DEEDWARR
06/15/2026 02:21:59 PM 2 pgs
Fees: $13.00 Taxes: $1,380.10
20260615-0054012

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64489
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Graden C. Smith<br>Collins W. Smith<br>Nancy C. Smith<br>257 New Sawyer Brown Rd<br>Nashville, TN 37221 | SWBC Mortgage Corporation<br>9311 San Pedro Ave<br>Suite 100<br>San Antonio, TX 78216 |

**TAX MAP PARCEL NUMBERS:** 12810007500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$373,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lloyd P. Crockett and Elizabeth L. Crockett, Co-Trustees of the Crockett Tennessee Community Property Trust dated August 29. 2024**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Graden C. Smith, as to a one-half interest, and Collins W. Smith and Nancy C. Smith, husband and wife, as to a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Stacy Square Section 3 of record in Book 4175, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Percy Warner Lea, unmarried, by Cash Deed from Secretary of Housing and Urban Development of Washington D.C. dated and recorded on August 26, 2008, of record in Instrument No. 20080826-0087591, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 23, 2026, recorded on January 29, 2026, of record in Instrument No. 20260129-0006261, said Register's Office, subject property was conveyed to Lloyd P. Crockett and Elizabeth L. Crockett, Co-Trustees of the Crockett Tennessee Community Property Trust dated August 29. 2024.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 154, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description.

**This is improved property, known as 257 New Sawyer Brown Road, Nashville, TN 37221**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 11th day of June, 2026.

**Crockett Tennessee Community Property Trust dated August 29. 2024**

**Lloyd P. Crockett, Co-Trustee**

**Elizabeth L. Crockett, Co-Trustee**

**State of Tennessee**
**County of Davidson**

On this 11th day of June, 2026, before me the undersigned authority, personally appeared Lloyd P. Crockett and Elizabeth L. Crockett, Co-Trustees of the Crockett Tennessee Community Property Trust dated August 29. 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

ELIZABETH ANNE MINGUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07. 2026

Notary

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $373,000.00.

Affiant

Sworn and subscribed before me this 12th day of June, 2026.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary