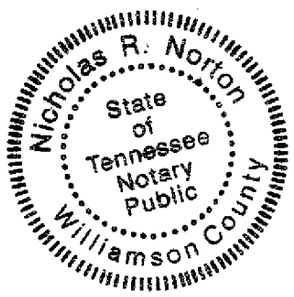
Karen Johnson Davidson County
Batch# 1435170 DEEDWARR
06/17/2026 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20260617-0054995



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2026.

Notary Public

My commission expires: 7-2-2030

THIS INSTRUMENT PREPARED BY:
Daniel Thompson, Attorney
Lenders Title Company
8119 Isabella Lane
Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan & Kristen Craft	New Owner	160-08-0C-007.00-CO
5412 Trousdale Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

BNA Development LLC, a Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Jordan Craft and Kristen Craft, husband and wife

(hereinafter called the "Grantees"), their 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. 7 on the Plan of Final Plat, Brentwood Branch, Cluster Lot Subdivision of record in Plat at Instrument No. 20210225-0023477, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BNA Development LLC by Warranty Deed from Michael Yates and wife Sharon K. Yates of record in Instrument No. 20180316-0025083 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 16, 2018.

This is [x] improved [ ] unimproved property known as 5412 Trousdale Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of June, 2026.

BNA Development LLC, a Limited Liability Company

By: _____
Richard Davis, Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

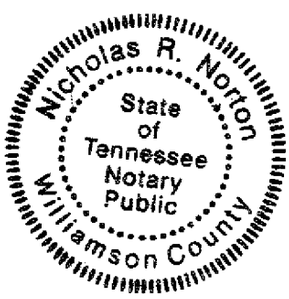
Before me, the undersigned, a Notary Public of said County and State, personally appeared Richard Davis, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of BNA Development, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as a Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 15th day of June, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

Lenders Title Company File No. 26-11048-7524



Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 6/15/26 (date of document).

Michelle W. Kendig
Affiant Signature

6/16/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16th day of June, 2026.

Patricia L Hurst
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

