THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 26-5552
Parcel ID: 181-01-0B-266.00

Property Address:
7720 Sunbar Lane, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1435741 DEEDWARR
06/18/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260618-0055326

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Warranty Deed

Send Tax Statements To:
Joseph Crowell &
Katelyn Crowell

Address of New Owner:
7720 Sunbar Lane
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **SAMUEL HALL and LAURA HALL, husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JOSEPH DAVID CROWELL, and KATELYN POOLE CROWELL**, **husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section One of Phase Three, 2nd Addition to Sugar Valley, of record as Instrument No. 20071214-0143931, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to SAMUEL HALL and LAURA HALL, husband and wife by Deed dated January 8, 2021 from CHRISTIAN JOSEPH POLNIAK and TERESA PERALTA POLNIAK, husband and wife, recorded January 11, 2021, in Instrument Number 20210111-0004616, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 7720 Sunbar Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument Number 20210111-0004617, Register's Office for Davidson County, Tennessee.

3. Right-of-way easement granted to Gulf Interstate Gas Company as contained in Book 2244, page 11, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage Easement Agreement as contained in Book 9343, page 202, Book 9487, page 901, Book 9487, page 914, Book 11262, page 933, Book 11338, page 734 and Book 11338, page 743, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement granted to United Telephone Company as contained in Book 11436, page 750, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement as contained in Instrument Number 20010404-0032941, Register's Office for Davidson County, Tennessee.

7. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 20060809-0097605, Register's Office for Davidson County, Tennessee.

8. Quitclaim Deed to Homeowners Association for Open Spaces as contained in Instrument Number 20130523-0052433, Register's Office for Davidson County, Tennessee.

9. Bylaws for Homeowners Association as contained in Book 11069, page 24, Register's Office for Davidson County, Tennessee

10. Declaration of Covenants, Conditions and Restrictions of record in Book 11069, page 14 and Instrument Number 20071214-0143932, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 10 day of June, 2026.

SAMUEL HALL

LAURA HALL

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 SAMUEL HALL and LAURA HALL, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 10 day of June, 2026.

Notary Public

My Commission Expires:
2-1-27

STEPHANIE A. GLENN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $525,000.00.

Affiant

SWORN TO and subscribed before me on this 10th day of June, 2026.

Notary Public

My Commission Expires:
03/09/27

HOLLY RAY — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

202606180055326

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 10, 2026.

Affiant Signature

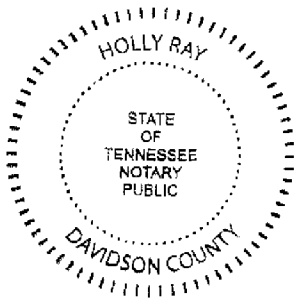
June 10, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27