Karen Johnson Davidson County
Batch# 1437656 DEEDWARR
06/24/2026 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,286.60
20260624-0057068

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260454024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $618,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

KAYLA DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-21-2029 RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angelina Rocca, Gino Rocca, and Kimberly Rocca 502 Scholarship Drive Nashville TN 37209	New Owner	Tax Parcel ID No. 090 16 0 025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Owen Crump, now married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angelina Rocca, an unmarried woman, and Gino Rocca and Kimberly Rocca, husband and wife, as joint tenants in common with rights of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of CHARLOTTE PARK, SECTION 5 of record in Plat Book 2663, Page(s) 111 and 112, 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 the same property conveyed to Owen Crump, an unmarried man, by Warranty Deed from Barbara C. Weiss, a married woman, of record in Instrument No. 20210921-0126695, in the Register's Office of Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2021.

Anna Crump joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Owen Crump.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 5, as recorded in Plat Book 2663, Page(s) 111 & 112.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2875, Page 426.

Agreement as set forth in instrument recorded in Book 2593, Page 566.

This is improved property located at 502 Scholarship Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

Owen Crump

ANNA CRUMP BY Owen Crump, Attorney-in-Fact
Anna Crump by Owen Crump, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Owen Crump, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Anna Crump and that he is authorized by Anna Crump to execute this instrument on her behalf.

Witness my hand, at office, this 15th day of June, 2026.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 10-15-26 (date of document).

Affiant Signature

10-23-26
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 23 day of June, 2026

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26