Karen Johnson Davidson County
Batch# 1441686 DEEDWARR
07/02/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20260702-0059684

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BG-CR-26-1409

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacqueline Hinson	**New Owner**	
(NAME)	(NAME)	**091-06-0M-005.00-CO**
1409 57th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER ADREN CRAWFORD, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACQUELINE HINSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5, on the Horizontal Property Regime for West Mill Townhomes, as established in the Declaration of record in Instrument No. 20141223-0117663, First Supplementary Declaration of record in Instrument No. 20150424-0036748, Second Supplementary Declaration of record in Instrument No. 20150929-0098582, Third Supplementary Declaration in Instrument No. 20151218-0127193 and Fourth Supplementary Declaration in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Roger Adren Crawford by Warranty Deed from Morgen M. Watson and Matthew H. Watson, wife and husband of record in Instrument No. 20200612-0060490 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 12, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141223-0117663, as supplemented in 20150424-0036748, 20150929-0098582, 20151218-0127193, 20151218-0127350, and Attorney's Certificate of record in Instrument No. 20170123-0007057 and Fourth Supplement in Instrument No. 20191212-0128095, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170123-0007056 and Affidavit recorded in Instrument No. 20170123-0007057, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20140821-0076274, 20141219-0116173, 20141219-0116216, 20151125-0119709, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument Number 20140821-0076262, in the Register's Office for Davidson County, Tennessee.
- Dedication of Conveyance of Easement to City of Nashville of record in Book 1939, Page 214, in the Register's Office for Davidson County, Tennessee.
- Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
- Conveyance of Property To Create Common Area At West Mill Townhomes Quitclaim Deed of record in Instrument Number 20171208-0125410, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1409 57th Ave N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 26th DAY OF JUNE, 2026.

Roger Adren Crawford

Kirsten Siler

Kirsten Siler, spouse of Roger Adren Crawford, hereby joins in this conveyance and does transfer and convey any and all marital interest Kristen Crawford may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER ADREN CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRSTEN SILER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Lili Vaught, 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 30,2026.

Date

Lili Vaught

Affiant Signature

June 30,2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2026.

Notary's Signature

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)