Karen Johnson Davidson County
Batch# 1443350 DEEDWARR
07/08/2026 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20260708-0061695

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$315,000.00**

Subscribed and sworn to before me this 6th day of July, 2026.

Notary Public **Affiant**

My Commission Expires: 9/27/2026

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jack Crawford V & Jekeya Crawford **4305 Falling Leaf Lane** **Nashville, TN 37207**	**Jack Crawford V & Jekeya Crawford** **4305 Falling Leaf Lane** **Nashville, TN 37207**	**032-13-0-056.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Brian Robert Niebel and Esther Elizabeth Niebel, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Jack Crawford, V and Jekeya Crawford, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Timbertrail Subdivision, Section Four of record in Plat Book 5200, Page 634, 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 BRIAN ROBERT NIEBEL AND ESTHER ELIZABETH NIEBEL, HUSBAND AND WIFE, by Warranty Deed from JOHEL ANTONIO MAZA AND KAYLA MAZA, HUSBAND AND WIFE, of record in Instrument No. 20200320-0030721, dated March 19, 2020, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property known as: 4305 Falling Leaf Lane, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 6th day of July, 2026.

Brian Robert Niebel

Esther Elizabeth Niebel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Park, a Notary Public in and for said County and State, **Brian Robert Niebel and Esther Elizabeth Niebel,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 6th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

Certificate of Authenticity

I, Tiffany Pollard, 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 July 6, 2026.

Affiant Signature

July 6, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of July, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

