WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $600,000.00.

Affiant

Subscribed and sworn to me on 07/08/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Karen Johnson Davidson County
Batch# 1443660 DEEDWARR
07/09/2026 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260709-0062091

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kegan Moreira & Fabiane Dos Reis 517 Brookvale Terrace Nashville, TN 37209	Texana Bank, N.A. 1680 Keller Parkway, Suite 100 Keller, Texas 76248	103 06 0 111.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane M. Crawford, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kegan Moreira and Fabiane Dos Reis, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the PLAN OF BROOKSIDE COURTS ADDITION No. 2 of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot No. 32 fronts 75 feet on the Northwesterly side of Brookvale Terrace and runs back 199.3 feet on the Northeasterly line and 253.5 feet on the Southwesterly line to a dead line in the rear which measures 120.2 feet.
>
> Being the same property conveyed to James A. Crawford and Jane M. Crawford, husband and wife, by Warranty Deed from Mary V. Prasit and Kenneth E. Belliveau, wife and husband, of record in Instrument No 20110902-0068086, in the Register's Office of Davidson County, Tennessee, dated August 31, 2011, and recorded on September 02, 2011. The said James A. Crawford having since died on September 26, 2020, leaving Jane M. Crawford as the surviving tenant by the entirety.
>
> This is improved property known as 517 Brookvale Terrace, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 07/08/26.

Jane M. Crawford

Jane M. Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/08/26, before me personally appeared Jane M. Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/08/26.

Katherine Cooper

NOTARY PUBLIC

My Commission Expires: 07/02/29

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on

7/8/2026.

John Cobb Rochford

7/8/2026

Date

State of Tennessee

County of Davidson

Personally appeared before me Katherine Cooper, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on 7/8/2026.

Katherine Cooper

Katherine Cooper

My Commission Expires: 07/02/29

