Karen Johnson Davidson County
Batch# 1449073 DEEDWARR
07/20/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,783.40
20260720-0065196

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-9143-CL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $482,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2026.

Notary Public
My commission Expires: _____

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Michael Trippe and Brandice Raichelle Haley 166 Jacksonian Drive Hermitage, TN 37076	New Owner	074 08 0 015.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Chalmers Elliott Croy a/k/a C. Elliott Croy and Ashley Dehnke, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **James Michael Trippe and Brandice Raichelle Haley, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 836 on the Plan of HERMITAGE HILLS, SECTION SEVEN, as of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

Beginning with a point in the Southerly margin of Jacksonian Drive; thence in a Southerly direction 170.1 feet to a point; thence in an Easterly direction 105.78 feet to a point in the Westerly margin of Bonnamere Drive; thence along said margin 138.4 feet to a point which is the beginning of a curve 38.32 feet in a Northwesterly direction to a point in the Southerly margin of Jacksonian Drive; thence along said margin 67.2 feet in a Westerly direction to the beginning.

Being the same property conveyed to C. Elliott Croy, a single person, by Warranty Deed from Anthony Michael King, a married man, of record in Instrument No. 20190313-0023001, in the Register's Office of Davidson County, Tennessee, dated March 12, 2019, and recorded on March 13, 2019.

C. Elliott Croy has since married. Ashley Dehnke joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

This is improved property located at: **166 Jacksonian Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of July, 2026.

GRANTOR:

Chalmers Elliott Croy a/k/a C. Elliott Croy

Ashley Dehnke

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chalmers Elliott Croy and Ashley Dehnke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of July, 2026.



Notary Public
My Commission expires: 4-2-30

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 16, 2026

Affiant Signature

July 16, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of July, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY