# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1455980 DEEDWARR
08/05/2026 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $2,035.00
20260805-0072223

File #26-TC-0207-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Mary Anne Holder Mudd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: 7/11/2030

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Reggie Mudd and Mary Anne Mudd of Mudd Family Living Revocable Trust** | Same | |
| (NAME) 440 Northwater Avenue | (NAME) " | **053-08-0-010, 053 07 0 066.00** |
| (ADDRESS) Gallatin TN 37066 | (ADDRESS) " | |
| (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,

**GLENN EVANS CROUCH, A MARRIED MAN, AND SCOTT EVANS CROUCH, AN UNMARRIED MAN,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**REGINALD M. "REGGIE" MUDD AND MARY ANNE HOLDER MUDD, TRUSTEES OF MUDD FAMILY REVOCABLE LIVING TRUST DATED SEPTEMBER 17, 2024,**

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:

Tract 1:
Being part of Lot No. 4 on Block 12 on the plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.
Said lot No. 4 fronts 50 feet on the northwesterly side of 22nd Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch, by Installment Deed from Elgin C. Thompson and wife, Rebecca L. Thompson, of record in Book 7076, Page 854, Register's Office for Davidson County, Tennessee dated December 15, 1986 and recorded on December 22, 1986.

Tract 2:
Land in Davidson County, Tennessee, Lot No. 7 of Block 12 on the Plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the northeasterly side of Elliott Avenue, and runs back between parallel lines, with the northwesterly margin of 22nd Street, 100 feet to a dead line.
Being a part of the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch, by Installment Deed from Elgin C. Thompson and wife, Rebecca L. Thompson, of record in Book 6803, Page 321, Register's Office for Davidson County dated March 13, 1986, and recorded on March 13, 1986.

Tracts 1 & 2 being the same property conveyed to Casher C. Crouch and wife Shirley Crouch by Quitclaim Deed from Casher C. Crouch and wife Shirley Crouch in order to consolidate 2 parcels of record in Book 9273, Page 311, Register's Office for Davidson County, Tennessee dated March 9, 1994, and recorded on March 9, 1994.

Being the same property conveyed to Casher C. Crouch by Quitclaim Deed from Shirley Evans Crouch of record in Book 11353, Page 881, Register's Office for Davidson County, Tennessee dated February 18, 1999, and recorded on February 24, 1999.

Being the same property conveyed to Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch of record in Instrument No. 20151120-0118172, Register's Office for Davidson County, Tennessee dated November 9, 2015, and recorded on November 20, 2015.

Being a portion of the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch subject however to the estate for life hereby expressly reserved to Casher C. Crouch and wife, Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch of record in Instrument No. 20151123-0118194, Register's Office for Davidson County, Tennessee dated November 9, 2015, and recorded on November 23, 2015. The said Shirley Evans Crouch having since died on or about June 22, 2016 and the said Casher C Crouch having since died on or about January 4, 2020, relinquishing their life estates and leaving Glenn Evans Crouch and Scott Evans Crouch as the sole owners of said property.

Tract 3:

Being Lot No 3, of Block 1, on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, of record in Book 547, Page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the southwesterly side of Elliott Avenue, and runs back between parallel lines with the northwesterly margin of 22nd Street, 100 feet to a dead line.

Being a portion of the same property conveyed to Casher C. Crouch and wife, Shirley E. Crouch by Installment Deed from Elgin C. Thompson and wife, Rebecca L. Thompson of record in Book 6803, Page 321, Register's Office for Davidson County, Tennessee dated March 13, 1986, and recorded on March 13, 1986.

Being a portion of the same property conveyed to Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch of record in Book 11353, Page 879, Register's Office for Davidson County, Tennessee dated February 18, 1999, and recorded on February 24, 1999.

Being a portion of the same property conveyed to Casher C. Crouch by Quitclaim Deed from Shirley A. Crouch of record in Instrument No. 20140915-0083966, Register's Office for Davidson County, Tennessee dated September 12, 2014, and recorded on September 15, 2014.

Being a portion of the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch subject however to the estate for life hereby expressly reserved to Casher C. Crouch and wife, Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch of record in Instrument No. 20151123-0118194, Register's Office for Davidson County, Tennessee dated November 9, 2015, and recorded on November 23, 2015. The said Shirley Evans Crouch having since died on or about June 22, 2016 and the said Casher C Crouch having since died on or about January 4, 2020, relinquishing their life estates and leaving Glenn Evans Crouch and Scott Evans Crouch as the sole owners of said property.

Tract 1, Tract 2 & Tract 3 have never been the principal place of residence for the Grantor, Glenn Evans Crouch.

This conveyance is subject to the following (collectively, "the Permitted Exceptions"):
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dabbs & Elliot Subdivision No. 1, as recorded in Plat Book 547, Page(s) 97, Register's Office of Davidson County, Tennessee.
* Rights or claims of tenants under unrecorded leases.
* Encroachment of Lot 5 warehouse onto Lot 4, Block 12, on the Plan of Dabbs and Elliott Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.
* Encroachment of Lot 6 garage and fence onto Lot 4, Block 12, on the Plan of Dabbs and Elliott Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein.
* All matters shown on the survey of the property by Ronald G. Taylor, TN RLS#2123, dated July 7, 2026, Job No. 26047.
* Restrictions upon the use of the property not appearing in the chain of title to the property.
* Any adverse claim to any portion of said land which has been created by artificial means or has accredited to any such portion so created and riparian rights, if any.

This is ____ **unimproved** __X__ **improved** property known as: **207 22nd Street & 2014 Elliott Drive, Old Hickory, TN 37138**.

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, subject to the Permitted Exceptions; 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, other than the claims arising from the Permitted Exceptions. 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 30th day of July, 2026.

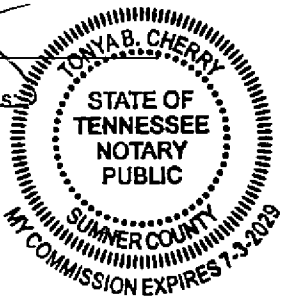
Glenn Evans Crouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Glenn Evans Crouch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2026.

Notary Signature
My commission expires:



Witness my/our hand(s) this the 31st day of July, 2026.

Scott Evans Crouch

Scott Evans Crouch

STATE OF Florida
COUNTY OF Broward

On this 31st day of July, 2026, before me personally appeared Scott Evans Crouch, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2026.

Alicia Arias

Notary Signature
My commission expires: July 13, 2028

ALICIA FIORELLA ARIAS
Notary Public - State of Florida
Commission # HH 571079
My Comm. Expires Jul 13, 2028
Bonded through National Notary Assn.

# Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/30/26 (date of document).

Affiant Signature

7/30/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 30th day of July, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29