Karen Johnson Davidson County
Batch# 1459738 DEEDWARR
08/14/2026 02:02:30 PM 4 pgs
Fees: $23.00 Taxes: $802.90
20260814-0076166

	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $217,000.00 Alex Gregory Affiant Subscribed and sworn to before me, this 14th day of August, 2026 Jennifer Russell Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 821 Footpath Terrace Trust	**New Owner**	**15602019600**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Paula Jean Crawford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 821 Footpath Terrace Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 757 on the plan of Harpeth Woods, Section Two, as of record on Plat Book 5200, page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rex M. Crawford, Jr. and wife Lessa M. Crawford by Warranty Deed from Edwin S. Cooper, unmarried of record in Book 6659, Page 238, Register's Office for Davidson County, Tennessee, dated September 13, 1985 and recorded on September 18, 1985.

Being the same property conveyed to Rex M. Crawford by Quit Claim Deed from Lessa M. Crawford of record in Book 8114, Page 487, Register's Office for Davidson County, Tennessee, dated May 18, 1990 and recorded on May 23, 1990.

Being the same property conveyed to Sarah Jane Crawford by Warranty Deed from Rex M. Crawford, Jr. of record in Book 8825, Page 415, Register's Office for Davidson County, Tennessee, dated December 17, 1992 and recorded on December 29, 1992.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 8830, Page 750, Register's Office for Davidson County, Tennessee, dated December 17, 1992 and recorded on January 04, 1993.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 9569, Page 660, Register's Office for Davidson County, Tennessee, dated November 18, 1994 and recorded on January 12, 1995.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 9574, Page 254, Register's Office for Davidson County, Tennessee, dated January 11, 1995 and recorded on January 19, 1995.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 10284, Page 473, Register's Office for Davidson County, Tennessee, dated December 06, 1996 and recorded on December 09, 1996.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 10379, Page 675, Register's Office for Davidson County, Tennessee, dated March 11, 1997 and recorded on March 14, 1997.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Book 11391, Page 139, Register's Office for Davidson County, Tennessee, dated March 17, 1999 and recorded on March 18, 1999.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Instrument No. 20000208-0012991 Register's Office for Davidson County, Tennessee, dated January 27, 2000 and recorded on February 08, 2000.

Being the same property conveyed to Rex M. Crawford, Jr. by Quit Claim Deed from Sarah Jane Crawford, a single woman, does hereby convey, remise, release and forever quitclaim a one-eighth (1/8) undivided interest of record in Instrument No. 20010226-0017399 Register's Office for Davidson County, Tennessee, dated February 22, 2001 and recorded on February 26, 2001.

Being the same property conveyed to Paula Jean Crawford by Quit Claim Deed from Rex M. Crawford, Jr. of record in Instrument No. 20010319-0025778 Register's Office for Davidson County, Tennessee, dated March 16, 2001 and recorded on March 19, 2001. Rex M. Crawford, Jr. having since died on March 16, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 821 Footpath Terrace, Nashville, TN 37221.

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Paula Jean Crawford Date: 8/12/2026

STATE OF Alabama

COUNTY OF Baldwin

Personally appeared before me, a Notary Public of said County and State, Paula Jean Crawford, the within named Grantor(s), 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, at office, this 12 day of August, 2026.

DEBORAH RICHARDS NOTARY PUBLIC ALABAMA STATE AT LARGE

Deborah Richards
NOTARY PUBLIC

My Commission Expires: 05/07/2029

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 8/12/26 (date of document).

Affiant Signature

8/14/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of August 2026.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

