Karen Johnson Davidson County
Batch# 1470363 DEEDWARR
09/08/2026 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20260908-0083345

This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-10043-CL

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $358,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2026.

CASSIDY LEWALLEN
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Notary Public
My Commission Expires: 6.3.29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Crowley 5132 Southfork Boulevard Old Hickory, TN 37138	New Owner	063 16 0C 032.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Jennifer E. D'Andrea f/k/a Jennifer E. Martinez, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Robert Charles Brooks, Trustee of The Karen Crowley Testamentary Trust established under the Last Will and Testament of Verna H. Priest, deceased** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit No. 32 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, HERMITAGE SPRINGS, as shown on the plat of record as Exhibit "A" to Instrument No. 20031031-0160338, as amended in Instrument No. 20060703-0078830, of record in Instrument No. 200107030070299, in the Register's Office for Davidson County, Tennessee, to which plat and Declaration specific reference is hereby made for a more particular description of said property. Together with the common elements, limited common elements and private elements appurtenant thereto.

Being the same property conveyed to Jennifer E. Martinez and Raul A. Martinez, wife and husband, by Warranty Deed from Jared K. Stoots, a single man and Larry W. Stoots and Daphne Joy K. Stoots, husband and wife, of record in Instrument No. 20210726-0100146, in the Register's Office of Davidson County, Tennessee, dated July 14, 2021 and recorded on July 26, 2021.

Being the same property conveyed to Jennifer E. Martinez, an individual, by Quitclaim Deed from Raul A Martinez, an individual, of record in Instrument No. 20260710-0062546, in the Register's Office of Davidson County, Tennessee, dated June 15, 2026 and recorded on July 10, 2026

Jennifer E. Martinez and Raul A. Martinez have since divorced See Case No. 21-DC142, in the General Sessions Court for Wilson County, Tennessee at Lebanon.

This is improved property located at: **5132 Southfork Boulevard, Old Hickory, TN 37138**

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 8th day of September, 2026.

GRANTOR:

Jennifer E. D'Andrea

Jennifer E. D'Andrea

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer E. D'Andrea, 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 8th day of September, 2026.

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES JUNE 03, 2029

Notary Public
My Commission expires: _____

I, Kirsten Virden, 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 9.8.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 9.8.26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

