RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-42920-26

MARTHA E. BERRY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY NOTARY PUBLIC COMMISSION EXPIRES AUGUST 31, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1479184 DEEDWARR
10/01/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,236.28
20261001-0090644

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $604,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Sept., 2026.

NOTARY PUBLIC

My commission expires: August 31, 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Lee Crouch 400 Lawrence Street Old Hickory, TN 37138	Same address as new owner	044-11-0L-002.00

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FOUR THOUSAND FOUR HUNDRED AND 00/100 Dollars ($ 604,400.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Benjamin Wilson Revocable Living Trust, Austin Bream, and wife, Jennifer Bream,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Justin Lee Crouch, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 403 Hadley Avenue, a horizontal property regime with private elements, a planned unit development pursuant to Tennessee Code Annotated 66-27-103(b), as established by the Declaration of Covenants, Conditions and Restrictions for of Homes at 403 Hadley Avenue, a Horizontal Property Regime with Private Elements of record in Instrument Number 20250819-0066071, in the Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to the Benjamin Wilson Revocable Living Trust, & Austin Bream & Jennifer Bream, husband and wife, from Howard W. Williams and Elizabeth Williams, husband and wife, by Warranty Deed dated May 30, 2025, and recorded June 2, 2025, in Instrument Number 20250602-0043015, said Register's Office.

Being a portion of the same property conveyed to Howard W. Williams, a single man, from Vickilynn Gillette, unmarried, by Warranty Deed dated October 21, 2010, and recorded October 25, 2010, in Instrument Number 20101025-0085278, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved __X_ improved property, known as: 400 Lawrence Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 30 day of September, 2026

GRANTOR(S)

Benjamin Wilson Revocable Living Trust

_____, TRUSTEE
Benjamin Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Benjamin Wilson, Trustee for Benjamin Wilson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained on behalf of the Trust.

WITNESS my hand and seal, this the 30 day of September 2026

_____
Notary Public

Martha E. Berry
Printed Notary Name
My commission expires: August 31, 2027

_____
Austin Bream

_____
Jennifer Bream

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Austin Bream, and Jennifer Bream, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of September 2026

MARTHA E. BERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

_____
Notary Public

Martha E. Berry
Printed Notary Name
My commission expires: August 31, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 9/30/26 (date of document).

Affiant Signature

9/30/26

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

