Karen Johnson Davidson County
Batch# 1483006 DEEDWARR
10/09/2026 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20261009-0093306

Warranty Deed

Official Seal FREDDIE WILLIAMS Notary Public, State of Illinois Commission No. 899844 My Commission Expires August 16, 2027	STATE OF ~~TENNESSEE~~ IL COUNTY OF ~~DAVIDSON~~ Champaign The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2026. Notary Public My commission expires: 8-16-27

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Nicholson and Carrie Nicholson	New Owner(s)	119 16 0 024.00
3327 Marcus Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW C. CROWELL, UNMARRIED, SOLE HEIR-AT-LAW OF THE ESTATE OF REBECCA S. REDDY FKA REBECCA S. CROWELL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON NICHOLSON AND CARRIE NICHOLSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated and being in the 6th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Battlewood, Section 2, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 128 fronts 105.57 feet on the westerly margin of Devon Lane and extends back 194.18 feet on the northerly line and 169.50 feet on the southerly line, to a line in the rear on which it measures 168.20 feet.

Being the same property conveyed to Rebecca S. Crowell, by Quitclaim Deed from James W. Stinnett, Jr. who got it from Donald K. Crowell and wife, Rebecca S. Crowell, dated May 13, 1978, and recorded May 17, 1978, of record in Book 5286, Page 591, in the Register's Office for Davidson County, Tennessee. Rebecca S. Reddy a/k/a Rebecca S. Crowell died on or about November 17, 2025. See also Affidavit of Heirship of record in Instrument #20260918-0087157, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald K. Crowell and wife, Rebbecca S. Crowell, by Deed from Terry E. Keup and wife, Zona Faye Keup, dated April 2, 1969, and recorded April 4, 1969, of record in Book 4323, Page 378, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 721 Devon Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1 day of October, 2026.

Estate of Rebecca S. Reddy

Andrew **Crowell, Sole** Heir-at-Law

STATE OF IL
COUNTY OF Champaign

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Crowell, Sole Heir-at-Law of the Estate of Rebecca S. Reddy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1 day of October, 2026.

Notary Public

My Commission Expires: 8.16.27

Official Seal
FREDDIE WILLIAMS
Notary Public, State of Illinois
Commission No. 899844
My Commission Expires August 16, 2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10-01-2026

Affiant Signature

8th day of October, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

