Karen Johnson Davidson County
Batch# 1483787 DEEDWARR
10/14/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20261014-0094379

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10164-SS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2026.

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Notary Public
My Commission Expires: 9.5.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Khadejah Wright, Shamar Wright, and Kertrice Wright 200 Bonnaoaks Drive Hermitage, TN 37076	New Owners	075-09-0-203

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Justin D. Crowley and Simone B. Crowley, husband and wife,** collectively, "Grantor", transfer and convey unto **Khadejah Wright, a single person, Shamar Wright, a single person and Kertrice Wright, a single person, as joint tenants with rights of survivorhsip,** collectively, "Grantee", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 1084, on the Plan of Section Nine, Hermitage Hills, of record in Plat Book 3600, Page 97, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin D. Crowley and Simone B. Crowley, husband and wife by Deed dated December 19, 2017 from Jacob Cochrane and wife, Jahaira Cochrane, recorded December 22, 2017, in Instrument Number 20171222-0130556, in the Official Records of Davidson County, Tennessee.

This is improved property located at: **200 Bonnaoaks Drive, Hermitage, TN 37076.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor 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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 9th day of October, 2026.

GRANTOR:

Justin D. Crowley

Justin D. Crowley

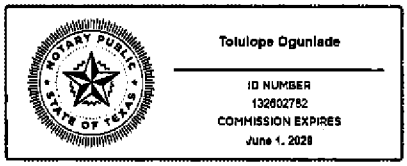
Simone B. Crowley

Simone B. Crowley

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin D. Crowley and Simone B. Crowley, 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 9th day of October, 2026.



Notary Public
My Commission expires: 06/01/2029

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Holly A. Mason 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 the 9 day of October, 2026.

Affiant Signature

10/13/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of October, 2026.

Notary's Signature (Notary Seal)
My Commission Expires: 7/14/2030

