#35715

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	The actual consideration or value, whichever is greater, for this transfer is: $2,180,000.00. Affiant
First Title & Escrow Co., Inc. FTEC File No. 35715-08-2020	Subscribed and sworn to before me this 1st day of October, 2020. Notary Public My Commission Expires: October 2, 2023

Karen Johnson Davidson County
Batch# 492961 DEEDWARR
10/09/2020 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $8,066.00
20201009-0117668

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Hubert A. Crouch, III 1122 Crater Hill Drive Nashville, TN 37215	New Owner 1122 Crater Hill Drive Nashville, TN 37215	Map and Parcel No.: 14402001800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Brian Cahill, Executor of the Estate of James Ric Gass, deceased, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Hubert A. Crouch, III, unmarried, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1122 Crater Hill Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 1st day of October, 2020.

Brian Cahill, Executor of the
Estate of James Ric Gass

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Cahill, Executor of the Estate of James Ric Gass, 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.

Witness my hand, at office, this ~~1st~~ 28 day of ~~October~~ September, 2020.

Notary Public

My Commission Expires: 4/14/2023

JAN M. SCHLICHTING
NOTARY PUBLIC
STATE OF WISCONSIN

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 71, Chickering Hills, Section Three, as of record in Plat Book 2663, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Ric Gass, a single person, by deed dated May 22, 2014 from Peter D. Voysey and wife, Abigail O. Voysey of record in Instrument No. 20140602-0047089, Register' Office for Davidson County, Tennessee. J. Ric Gass being one and the same as James Ric Gass, died on October 13, 2019 leaving a Last Will and Testament filed for Probate in Docket No. 20P188, Probate Court for Davidson County, Tennessee. Pursuant to the terms of said Will, James Ric Gass directed that the Executor administer and distribute the real property as part of his probate estate. An Order to Approve Purchase and Sale Agreement was filed September 4, 2020 in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive Covenants contained in an instrument of record in Book 2541, page 570, Book 2648, page 523, Book 5038, page 436 and Book 5054, page 64, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 17, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

