This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3817**

Karen Johnson Davidson County
Batch# 630811 **DEEDWARR**
05/06/2021 03:02:31 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210506-0061250

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Glenn E. Crouch, married and Scott E. Crouch, unmarried,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Benjamin Stark Heidrich, an unmarried man**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Hermitage Estates of record in Book 3300, Page (s) 70 and 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 195 fronts 80 feet on the Easterly margin of Weldon Drive and runs back 138 feet on the Northerly line and 145.3 feet on the Southerly line to a dead line and measures 80.33 feet thereon.

Being part of the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch, subject to the estate for life reserved to Casher C. Crouch and wife, Shirley Evan Crouch, by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch, dated 11/09/2015 and filed for record in Instrument Number 20151123-0118194, Register's Office for Davidson County, Tennessee. Shirley Evans Crouch died on June 22, 2016, and Casher C. Crouch died on January 4, 2020.

Glenn Evans Crouch is also known as Glenn E. Crouch. Scott Evans Crouch is also known as Scott E. Crouch.

Grantors affirm said property was never a marital residence.

This is improved property also known as 206 Weldon Drive, Hermitage, TN 37076.

Map and Parcel: 075-10-0-025.00

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatscever.

WITNESS Grantor's hand this the 5th day of May, 2021.

Glenn E. Crouch

Scott E. Crouch by Glenn E. Crouch, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glenn E. Crouch**, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2021.

(SEAL)

NOTARY PUBLIC
My commission expires: 11-24-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Glenn E. Crouch**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Scott E. Crouch**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

WITNESS my hand and official seal this 5th day of May, 2021.

(SEAL)

NOTARY PUBLIC
My commission expires: 11-24-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$295,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5th day of May, 2021.

Affiant

(SEAL)

NOTARY PUBLIC
My commission expires: 7/9/24

Grantee(s) Name, Address:	Send Tax Statement To:
Benjamin Stark Heidrich	New Owner