Karen Johnson Davidson County
Batch# 693834 DEEDWARR
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Fees: $18.00 Taxes: $966.44
20210810-0107539

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**

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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, **Madison Bailey Crouch, n/k/a Madison Queener,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Benjamin Patyk, 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:

Being Lot No. 196 on the Plan of Hermitage Estates, of record in Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 196 fronts 80 feet on the easterly side of Weldon Drive and extends back 130.7 feet on the northerly line of 138 feet on the southerly line, to a dead line in the rear on which it measures 80.33 feet thereon.

Being the same property conveyed to Casher Crouch and wife, Shirley Evans, Crouch by Warranty Deed from Daniel L. Cannady and wife, Doris M. Cannady, of record in Book 10402, Page 853, Register's Office for Davidson County, Tennessee, dated April 01, 1997 and recorded on April 02, 1997. Being the same property conveyed to Shirley Evans Crouch by Quitclaim Deed from Casher C. Crouch of record in Book 11353, Page 889, Register's Office for Davidson County, Tennessee, dated February 18, 1999 and recorded on February 24, 1999. Being the same property conveyed to Casher C. crouch, as tenants by the entirety by Quitclaim Deed from Shirley A. Crouch of record in Instrument No. 20140915-0082966 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014. Being the same property conveyed to Madison Bailey Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch, reserving a life estate of record in Instrument No. 20140915-0084230 Register's Office for Davidson County, Tennessee, dated September 12, 2014 and recorded on September 15, 2014. Being the same property conveyed to Madison Bailey Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch, reserving a life estate, of record in Instrument No. 20140918-0085556, Register's Office for Davidson County, Tennessee, dated September 17, 2014 and recorded on September 18, 2014. Said Shirley Evans Crouch became deceased on June 22, 2016, thereby divesting said life estate. Said Cashe rC. Crouch became deceased on January 4, 2020, thereby divesting said life estate. Being the same property conveyed to Glenn Evans Crouch and Scott Evans Crouch by Quitclaim Deed from Casher C. Crouch and wife, Shirley Evans Crouch, reserving a life estate, of record in Instrument No. 20151123-0118194 Register's Office for Davidson County, Tennessee, dated November 09, 2015 and recorded on November 23, 2015. Being the same property conveyed to Madison Queener by Quitclaim Deed from Scott Evans Crouch and Glenn Evans Crouch, dated _____ and filed for record in Instrument No. 202108100107537 202108100107538 Register's Office for Davidson County, Tennessee.

This is improved property also known as 204 Weldon Drive, Hermitage, TN 37076.

Map and Parcel: 075-10-0-024.00

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 whatsoever.

WITNESS Grantor's hand this the 3rd day of August, 2021.

Madison Queener
Madison Queener -Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Madison Queener, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of August, 2021.

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 11-24-2024

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 **$261,200.00** 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 3rd day of August, 2021.

Carmen Coats
Affiant

(SEAL) ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Eliza Whitfield
NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Benjamin Patyk	NEW OWNER
3419 Benham Avenue	
Nashville, TN 37215	

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 08/09/2021 (date ~~of document~~).

Affiant Signature

08/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025