Karen Johnson Davidson County
Batch# 773942 DEEDWARR
12/14/2021 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $370.00
20211214-0165396

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Brian Vance 1208 Katie Street Nashville, TN 37207	New Owner	070-03-0-009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Christopher Moses, Trustee of Spendthrift Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brian Vance,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Haynes Heights, Section II as of record in Book 2331, Pages 58 and 59, Register's Office for said County. BEGINNING at a point in the westerly margin of Shreeve Lane at the corner of Lots 97 and 98; thence with the line between said lots westerly 328 feet to a point; thence north 32 degrees 25 minutes West 62.8 feet to a point; thence north 32 degrees 25 minutes west 62.8 feet to a point; thence north 85 degrees 10 minutes west 20.1 feet to the rear corner of Lots 98 and 100; thence northerly with the' line between said lots 347.5 feet to a point in the margins of Ledford Drive; thence with said drive easterly 158.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 37.1 feet to a point in the margin of Shreeve Lane; thence with the same along a slight curve southerly 262.1 to the beginning.

Being the same property conveyed to Marinelle Crouch Moses and Hubert B. Crouch, Jr., as tenants in common by Warranty Deed from Hubert B. Crouch and wife, Mildred Shipp Crouch dated September 19, 1980 and recorded September 19, 1980 in Book 5653, Page 406, Register's Office for Davidson County, Tennessee. Hubert B. Crouch, Jr. died on or about February 22, 2004. Estate of Hubert B. Crouch, Jr., Docket No. 04P986 and Affidavit of Inheritance in Instrument No. 20041108-0134338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gwendolyn Marinelle Crouch Biggerstaff, a one-half interest and Melanie Victoria Crouch, a one-half interest by Quit Claim Deed from Gwendolyn Marinelle Crouch Biggerstaff dated July 01, 2005 and recorded July 14, 2005 in Instrument No. 20050714-0081470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie Victoria Crouch, a one half 1/2 interest as a tenancy in common, without rights of survivorship and Gwendolyn Marielle Crouch Biggerstaff and the Biggerstaff Family-Owned Bigg Marketing Enterprises LLC, with restrictions, a one half (1/2) interest by Quit Claim Deed for Tenancy in Common dated May 17, 2010 and recorded May 18, 2010 in Instrument No. 20100518-0038254, Register's Office for Davidson County, Tennessee.

Being the same property whereas a 1/2 Fee Simple Interest was conveyed to Spendthrift Trust Trustee: William Christopher Moses, by Deed from Gwendolyn Marinelle Moses Biggerstaff known as Marinelle Moses Biggerstaff and Robert H. Biggerstaff as husband and wife, as joint tenants, of record in Instrument No. 20140102-0000157, Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 2, 2014.

Being the same property conveyed to Josephine D. Crouch by Affidavit of Heirship from Nathasha Denise Yokley, as affiant and Melanie Victoria Crouch, as decedent, dated

February 22, 2021 and recorded February 26, 2021 in Instrument No. 20210226-0024417, Register's Office for Davidson county, Tennessee.

This conveyance is subject to: (1) All conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Current year's real property tax, a lien due & payable, not yet delinquent, (3) All subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Property Address: 2516 Shreeve Lane, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of December, 2021.

Spendthrift Trust

By: William Christopher Moses (SEAL)
William Christopher Moses, Trustee

STATE OF Kentucky
COUNTY OF Jefferson

On this ~~10th~~ 9th day of December, 2021, before me personally appeared William Christopher Moses, Trustee of Spendthrift Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~10th~~ 9th day of December, 2021.

Gary Slone
Notary Signature
My commission expires: 12/08/2025

GARY SLONE
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP39970
My Commission Expires 12-08-2025

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ MJ Kentucky)
)
COUNTY OF ~~DAVIDSON~~ MJ Jefferson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cathleen Ralph Moses
(Affiant)

Sworn to and subscribed before me this
~~10th~~ 9th day of December, 2021.

Mary Slone
Notary Public
My commission expires: 12/08/2025
File No. 2021-833

GARY SLONE
Notary Public-State at Large
KENTUCKY - Notary ID # KYNP39970
My Commission Expires 12-08-2025

Tennessee Certification of Electronic Document

I, Millissa Loew, 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 12/9/21 (date of document).

Affiant Signature

12/10/21

Date

State of Tennessee

County of Dawidson

Sworn to and subscribed before me this 10 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/12/2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY