(1)

Karen Johnson Davidson County
Batch# 907286 DEEDWARR
08/24/2022 10:19:41 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220824-0095519

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Ivey Title, LLC Ref: (DM) Title No.: 62677
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Vincent Leo Long Jr. Carolyn A. Long 931 Gale Lane Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 11805015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Marie Doster, Executrix of the Estate of Joseph G. Van Grinsven**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Vincent Leo Long Jr. and Carolyn A. Long, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 4 on the Map of the Subdivision of the Vaulx Farm, not of record, and described as follows:

BEGINNING at the southwest corner of intersection of Gale Avenue and Battlefield Drive, running thence along the westerly line of Battlefield Drive, southerly 380 feet more or less, to the north line of the Tennessee Central Railroad; thence westerly with said railroad 17 feet to a point, Cayce's, formerly Rawlings' southeast corner; thence with his line, North 14 degrees 30 minutes West 368 feet more or less, to a point 35 feet south of the center line of Gale Avenue; thence with the south line of Gale Avenue, North 76 degrees East 101 feet to the beginning.

Included in the above description, but excluded therefrom is that portion of subject property conveyed to the State of Tennessee by deed of record in Book 4806, page 210, said Register's Office, described as follows:
BEGINNING at the point of intersection of the west margin of Craig Avenue and the north right-of-way of the Tennessee Central Railroad, thence along the said right-of-way south 89 degrees 46 minutes west 17.0 feet to a point, thence north 11 degrees 08 minutes west 161.6 feet to a point, thence north 88 degrees 13 minutes east 67.0 feet to a point in the said west margin, thence along the said margin southwardly along a curve right having a radius of 611.6 feet for 22.8 feet southwardly along a curve left having a radius of 979.9 feet for 139.1 feet to the point of beginning and containing 6,385 square feet.

Being part of the same property conveyed to Joseph G Van Grinsven and wife, Frances M. Van Grinsven, by Warranty Deed from Cecil A. Duke and wife, Marion T. Duke, dated August 3, 1965 and recorded on August 6, 1965, of record in Book 3920, page 377, Register's Office for Davidson County, Tennessee. The said Joseph G. Van Grinsven and Frances M. Van Grinsven have since died, with Frances M. Van Grinsven predeceasing Joseph G. Van Grinsven. The Last Will and Testament of Joseph G. Van Grinsven of record in Docket No. 22P888 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Jean Marie Doster as Executrix, with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; Easement for the construction and maintenance of an electric power transmission line and underground sanitary sewers retained in the deed to the State of Tennessee of record in Book 4806, page 210, said Register's Office.

This is improved property, known as 931 Gale Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of August, 2022.

Estate of Joseph G. Van Grinsven

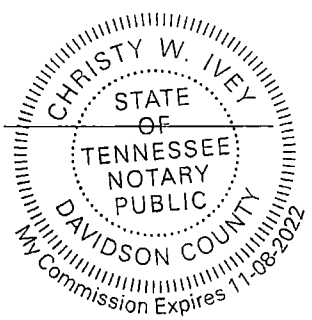
BY: Jean Marie Doster, Executrix
Jean Marie Doster, Executrix

State of Tennessee

County of Davidson

On this 18th day of August, 2022, before me the undersigned authority, personally appeared **Jean Marie Doster**, Executrix of the Estate of Joseph G. Van Grinsven, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:



Notary

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Sworn and subscribed before me this 23rd day of August, 2022.

Notary

My Commission Expires: _____

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON