Karen Johnson Davidson County
Batch# 935003 DEEDWARR
10/28/2022 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20221028-0116630

**Prepared By & Return To:**
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-4428

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of October, 2022

Notary Public

Commission Expires: _____

BAILLE MCMAHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMM. EXPIRES MARCH 28, 2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Ansh Luthra<br>1176 Timber Valley Drive<br>Nashville, TN 37214 | Same as new owner | 108-11-0-006.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Jake B. Crum and Quenn N. Crum, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Ansh Luthra**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Northwest corner of Lot 116-B, Zone Lot Division Lot 116 East Lake Subdivision, Section 4, as of record in Book 6250, Page 109, R.O.D.C., TN.

Thence, along the Westerly line of said lot 116-B, South 46 degrees 08 minutes 47 seconds West, 139.70 feet; Thence along Southerly line of said Lot 116-B, South 49 degrees 33 minutes 16 seconds East, 44.36 feet; Thence, leaving said Lot 116-B, South 43 degrees 12 minutes 27 seconds West, 81.84 feet; Thence, North 49 degrees 33 seconds 16 seconds West, 108.87 feet; Thence, North 46 degrees 08 minutes 47 seconds East, 231.51 feet;

Thence, along the Southerly margin of Timber Valley Drive with a curve to the left, an arc distance of 60.14 feet, said curve having a radius of 630.00 feet, and a chord of South 40 degrees 21 minutes 08 seconds East, 60.11 feet to the Point of Beginning and Containing 17,370 square feet.

Being a portion of the property conveyed to M.N.A.A. in Book 8740, Page 28, R.O.D.C., TN.

Also being

Lot 116-B, Zone Lot Division Lot 116, First Revision Resubdivision of Zone Lot Division Lots 114 A&B, 115 A&B, 116 A&B Section Four, East Lake Subdivision, Section Four, of record in Plat Book 8250, Page 889, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gary K. Gillum, Sr., an unmarried person by Deed from Commercial Credit Plan Inc. of record in Book 8439, Page 70, Register's Office for Davidson County, Tennessee, dated August 30, 1991 and recorded on September 10, 1991. (Value or consideration shown in aforementioned deed $50,000.00.)

Being a portion of the same property conveyed to Metropolitan Nashville Airport Authority, a public corporation existing under the laws of the State Tennessee, by Special Warranty Deed from Third National Bank in Nashville, a national banking association, of record in Book 9471, Page 423, Register's Office for Davidson County, Tennessee, dated September 21, 1994 and recorded on September 21, 1994. (Value or consideration shown in aforementioned deed $1,000,000.00.)

Being a portion of the same property conveyed to Gary K. Gillum, Sr. by Quitclaim Deed from Metropolitan Nashville Airport Authority of record in Book 10831, Page 983, Register's Office for Davidson County, Tennessee, dated March 6, 1998 and recorded on March 10, 1998. (Value or consideration shown in aforementioned deed $2,500.00.)

Being the same property conveyed to Gary K. Gillum, Sr and wife Ann Marie Gillum by Quitclaim Deed from Gary K. Gillum, Sr of record in Instrument No. 20050214-0016549 Register's Office for Davidson County, Tennessee, dated February 10, 2005 and recorded on February 14, 2005. (Value or consideration shown in aforementioned deed $0.00.) Reference is made to the Final Decree of Divorce between Gary K. Gillum, Sr vs. Ann Marie Gillum recorded March 28, 2019, in Instrument No. 20190328-0028139. The said Gary K. Gillum, Sr. having died on or about December 25, 2020, leaving a Probate at Docket No. 21P959, in the Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Jake B. Crum and Quenn N. Crum, husband and wife by Warranty Deed from Gary Kent Gillum, Jr and Blake Chandler Gillum, Co-Executor and Beneficiaries of The Estate of Gary K. Gillum Sr. of record in Instrument No. 20220509-0052761 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 09, 2022. (Value of consideration shown in aforementioned

deed $145,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1176 Timber Valley Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17 day of October, 2022.

Jake B. Crum

Quenn N. Crum

STATE OF TENNESSEE
COUNTY OF WILSON

On this day of October, 2022, before me personally appeared Jake B Crum and Quenn N Crum, 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 17 day of October, 2022.

Notary Signature
My commission expires: 3-28-26

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

**Tennessee Certification of Electronic Document**

I, Jessica Gebhart, 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 10/17/2022 (date of document).

Jessica Gebhart
Affiant Signature

10/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of October, 2022.

Baille McMahan
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

