Return to:
Fidy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-22-04888

Karen Johnson Davidson County
Batch# 952786 DEEDWARR
12/19/2022 09:27:20 AM 2 pgs
Fees: $13.00 Taxes: $1,291.30

20221219-0130640

This Instrument Prepared By ~~and Returned To:~~

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227874

~~After Recording Return To The Above~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $349,000.00 which is equal to or greater than the amount the Premises would command at a fair ~~and voluntary~~ sale.

Caitlin McVey
Affiant

Sworn to and subscribed before me this 14 day of December, 2022.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14 day of December, 2022, among:

JOHN CROUCH AND ROSE CROUCH, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

RYAN CHARLES MCVEY AND CAITLIN MCVEY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Cathey Heights, Section Two, as of record in Book 2854, page 126, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to John Crouch and Rose Crouch, husband and wife by deed from Elsie B. McKinney, a widow, dated February 5, 2016, of record in Instrument No. 20160209-0012329, Register's Office for Davidson County, Tennessee.

This property being known as 4888 Torbay Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John Crouch

John Crouch

Rose Crouch

Rose Crouch

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John Crouch and Rose Crouch**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Ryan Charles McVey and Caitlin McVey
Address: 4888 Torbay Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Same as new owner
Address: _____
City, State, Zip: _____

Tax ID: 147-08-114.00