Name and Address of New Owner:
Timothy Roach
709 Settlers Court
Nashville, TN 37221

Send Tax Bills To:
United Wholesale Mortgage, LLC
585 South Boulevard E
Pontiac, MI 48341

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 126-15-0A-133-00

Karen Johnson Davidson County
Batch# 988207 DEEDWARR
04/04/2023 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20230404-0024554

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, **Charles L. Spurgin, Jr., unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Roach, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 248 on the Plan of Boone Trace at Biltmore, Section Three, of record in Book 9700, Page 758, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles L. Spurgin, Jr by Successor Trustee's Quitclaim Deed dated November 17, 2022 from Charles L. and Barbara J. Spurgin Revocable Trust dated November 14, 2016, recorded November 23, 2022 in Instrument No. 20221123-0123897 in the Register's Office.

Being the same property conveyed to Charles L. Spurgin and Barbara J. Spurgin, as Co-Trustees of the Charles L. and Barbara J. Spurgin Revocable Trust dated November 14, 2016 by Quitclaim Deed from Charles Spurgin and wife, Barbara Spurgin, dated November 14, 2016 of record in Instrument No. 20161116-0120837, Register's Office for Davidson County, Tennesse. Barbara J. Spurgin having died on or about June 9, 2021 and Charles L. Spurgin having died on or about August 5, 2021 and Charles L. Spurgin, Jr. was appointed Successor Trustee of Charles L. and Barbara J. Spurgin Revocable Trust dated November 4, 2016 under the provisions of said trust agreement.

Being the same property conveyed to Charles Spurgin and wife, Barbara Spurgin, by Warranty Deed dated June 30, 1999 from Fox Ridge Homes, Inc., a/k/a NVR Fox Ridge, Inc, recorded July 9, 1999 in Book 11565, Page 388 in the Register's Office.

This property more commonly known as 709 Settlers Court, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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 4th day of April, 2023.

L. (SEAL)
Charles L. Spurgin, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2023, before me personally appeared Charles L. Spurgin, Jr, 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 4th day of April, 2023.

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Timothy Roach
(Affiant)

Sworn to and subscribed before me this
4th day of April, 2023.

Notary Public
My commission expires:
File No. 2023-5785-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4.4.2023 (date of document).

Utley

Affiant Signature

4.4.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 4TH day of APRIL, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25