Karen Johnson Davidson County
Batch# 1071026 DEEDWARR
11/13/2023 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $59.94
20231113-0088299

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-0000-PK

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tracy Reif, Trustee of Tracy Reif Separate Property Trust dated August 17, 2000 and Keith K. Vaux, Trustee of Keith K. Vaux Family Trust dated May 2, 2022	**New Owner**	
(NAME)	(NAME)	**100 00 0 044.00**
7407 Indian Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM MICHAEL MASSEY, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRACY REIF, TRUSTEE OF TRACY REIF SEPARATE PROPERTY TRUST DATED AUGUST 17, 2000, AND ANY AMENDMENTS THERETO, AND KEITH K. VAUX, TRUSTEE OF KEITH K. VAUX FAMILY TRUST DATED MAY 2, 2022** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the Eastern part of the property, lying on the East boundary of Indian Creek Road, as described in Quitclaim Deed of record in Book 5780, Page 492, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a metal fence post on the East side of the existing Indian Creek Road, same being S 89 degrees 31' E 50 feet from the Southeast corner of the West part of the tract; thence along the East side of said road N 8 degrees 21' W 133.04 feet to a point; thence along a curve with a radius of 500.53 feet for a distance of 57.03 feet to a metal post; thence leaving the existing Indian Creek Road S 89 degrees 31' E. 363.18 feet to a metal post, thence S 12 degrees 43' E 193.41 feet to a metal post; thence N 89 degrees 31' W 382.64 feet to the point of beginning of the East part of the tract, containing 1.6 acres, more or less.

Being the same property conveyed to William Michael Massey, by Executor's Quitclaim Deed from Peggy Mathes, as Administrator of the Estate of Phillip M. Loughrey, deceased, of record in Instrument No. 20211122-0154670, in the Register's Office of Davidson County, Tennessee, dated November 12, 2021 and recorded on November 22, 2021.

Being the same property conveyed to Phillip M. Loughrey, by Quitclaim Deed from Joseph F. Spencer & Wife Doris Spencer, of record in Book 6139, Page 718, in the Register's Office of Davidson County, Tennessee, dated September 12, 1983 and recorded on September 19, 1983. The said Phillip M. Loughrey died on September 06, 2020 and Last Will and Testament that was duly admitted to Probate in Case No. 20P-1535 in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

Being part of the same property conveyed to Joseph Franklin Spencer and wife, Doris Lee Spencer, by Quitclaim Deed from Jerry D. Spencer and wife, Michele D. Spencer, of record in Book 5780, Page 492, in the Register's Office of Davidson County, Tennessee, dated July 31, 1981 and recorded on August 10, 1981.

Being part of the same property conveyed to Jerry D. Spencer and Wife, Michele D. Spencer, as tenants by the entirety, by Installment Deed from Rowena H. O'Brien, unmarried, of record in Book 5025, Page 245, in the Register's Office of Davidson County, Tennessee, dated May 12, 1976 and recorded on May 14, 1976.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and therafter, not yet due and payable.

*Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 5025, Page 245.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is X **unimproved** _____ **improved** property known as: **0 Indian Creek Road, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 9th day of November, 2023.

William Michael Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of November, 2023, before me personally appeared William Michael Massey, 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 9th day of November, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 9th day of November, 2023.

Affiant Signature

Date 11/9/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027