Karen Johnson Davidson County
Batch# 1071800 DEEDWARR
11/14/2023 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $702.63
20231114-0088841

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$189,900.00**

Subscribed and sworn to before me this 6th day of November, 2023.

Notary Public **Affiant**
My Commission Expires: 4/26/25

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brandon Crutcher & Robert Austin Crutcher III **4975 Bull Run Road** **Ashland City, TN 37015**	Same as New Owner	**046-00-0-064-00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Mary Lavern Smith, also known of record as Mary Laverne Smith, Sandra Denise Crutcher, Robert Lawrence Crutcher, Jr., and Ronnie Wayne Crutcher**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Brandon M. Crutcher and Robert A. Crutcher, III, as joint tenants**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southwesterly part of the 935 acre tract designated "Allen Simpkins" on the plan of the division of the O. A. Simpkins's lands as of record in Book 161, page 117, Register's Office for said County, also being shown as part of a 14.7 acre tract lying South of Bull Run Road, and South of tract No. 15 on the Map of E. E. Brown's Farm, formerly Governor Roberts's Property, as shown on a survey made by John D. Kerr, Surveyor, in 1949, and described as follows:

Beginning at a point in the center line of Bull Run Road, in the South line of said Tract No. 15, said point lying northwesterly 209 feet along the center line of Bull Run Road from the Northwest corner of the property conveyed to Rufus Gallaher, Jr. and wife, by deed from M. F. Glover, as of record in Book 2012, page 489, said Register's Office; thence South 51 degrees West 479 feet, more or less, to a stake in the line between said 935 acre tract and a 635 acre tract designated "James M. Simpkins" on said plan of the division of the O. A. Simpkins's lands, said stake being North 86 degrees West 247.5 feet along said line from said Gallaher's Southwest corner; thence with the line between said 935 acre tract and said 635 acre tract North 86 degrees West 412.5 feet, more or less, to a concrete block at the Southwest corner of said 935 acre tract; thence with the westerly line of said 935 acre tract North 5 degrees East 651.75 feet to a rock; thence North 51 degrees East 242.55 feet to the center line of Bull Run Road; thence with the center line of Bull Run Road southeasterly 745 feet to the beginning, containing 8 acres, more or less.

Included in the above described property but expressly excluded therefrom is the following described property. Land in Davidson County, Tennessee, described as follows to wit:

Beginning at a point in the West line of Bull Run Road, this point being the Northeast corner of parcel 64 on Map 46 of Davidson County, Tennessee; thence along the West line of Bull Run Road in a southeasterly direction for a distance of 300.00 feet to a point; thence South 52 degrees 40 minutes West for a distance of 590.15 feet to a point; thence North 05 degrees 00 minutes East for a distance of 380.00 feet to a point; thence North 51 degrees 00 minutes East for a distance of 222.55 feet to the point of beginning containing 3.02 acres.

Being the same property conveyed to Larry Crutcher and wife, Annie L. Crutcher, by Warranty Deed from M. F. Glover, unmarried, of record in Book 3428, Page 531, Register's Office for Davidson County, Tennessee, dated July 13, 1962 and recorded on August 13, 1962.

Said Larry Crutcher died on September 14, 1976, vesting Annie L. Crutcher as surviving tenant.

Being the same property conveyed to Robert L. Taylor, Trustee by Quitclaim Deed from Annie L. Crutcher, a widow of record in Book 5549, Page 8, Register's Office for Davidson County, Tennessee, dated December 28, 1979 and recorded on December 28, 1979 and within the same deed the said Robert L. Taylor, Trustee conveyed his interest in the subject property to Robert L. Crutcher and wife, Mary E. Crutcher, as tenants by the entirety.

Said Robert L. Crutcher died on May 22, 2022, vesting Mary E. Crutcher as surviving tenant. Said Mary E. Crutcher died intestate on February 27, 2023 leaving the said Mary Lavern Smith, Sandra Denise Crutcher, Robert Lawrence Crutcher, Jr., and Ronnie Wayne Crutcher as her heirs at law. For further reference see Affidavit of Heirship of Record in Instrument No. 20231109-0087629 said Register's Office of Davidson County, Tennessee.

Included in the above-described real property is a mobile home located on said land, Serial No. SSDAL11785-2, manufactured by Southern Homes, the same being permanently affixed to the realty, and intended to constitute an improvement to real property, and not an item of personal property.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 4975 Bull Run Road, Ashland City, TN 37015

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 6th day of November, 2023.

Mary LaVern Smith

Mary Lavern Smith

Sandra Denise Crutcher

Sandra Denise Crutcher

Robert Lawrence Crutcher, Jr.

Ronnie Wayne Crutcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Mary Lavern Smith, Sandra Denise Crutcher, Robert Lawrence Crutcher, Jr. and Ronnie Wayne Crutcher,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 6th day of November, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-26

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/10/2023** [DATE].

AFFIANT SIGNATURE

11/10/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **10th** day of **November**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

