WARRANTY DEED

LARRY MARTIN LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/23/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calley Crews Gerber and Gary W. Crews	Rocket Mortgage, LLC	
(NAME)	(NAME)	
5305 Hunters Ridge	1050 Woodward Ave	161 10 0A 128.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, NICK W. MCGAUGHEY, WIDOWED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CALLEY CREWS GERBER, A SINGLE WOMAN, AND GARY W. CREWS, A SINGLE MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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:

Being Lot No. 95, Phase Two Villages of Brentwood of record in Plat Book 6250, page 169, Register's Office for Davidson County, Tennessee to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Nick W. McGaughey and wife, Marcia L. McGaughey, by Warranty Deed from Fox Ridge Company, a Limited Partnership, of record in Book 7107, Page 765, in the Register's Office of Davidson County, Tennessee, dated December 05, 1986 and recorded on January 15, 1987. Marcia L. McGaughey died on April 07, 2023, leaving Nick W. McGaughey as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5305 Hunters Ridge, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1086380 DEEDWARR
12/29/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20231229-0099932

MO2023-1346

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 do 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.

Witness my hand this 27 day of December, 2023

Nick W. McGaughey

NICK W. MCGAUGHEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nick W. McGaughey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of December, 2023.

Commission expires: 10/4/27

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Notary Public

MO2023-1346

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/27/23 (date of document).

Emma Howard

Affiant Signature

Date: 12/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

