WARRANTY DEED

Karen Johnson Davidson County
Batch# 1132219 DEEDWARR
05/07/2024 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $732.60
20240507-0033670

File No. EM-22-3492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hold 'Em LLC	**Brian Vance**	
(NAME)	(NAME)	
2516 Shreeve Lane	**1208 Katie Ave**	070-03-0-009.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37207**	
(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/we, **Noelle B. Hurks, married and Paige Plummer, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hold 'Em LLC, A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 98 on the Plan of Haynes Heights, Section II as of record in Book 2331, Pages 58 and 59, Register's Office for said County:

BEGINNING at a point in the westerly margin of Shreeve Lane at the corner of Lots 97 and 98; thence with the line between said lots westerly 328 feet to a point; thence north 32 degrees 25 minutes West 62.8 feet to a point; thence north 32 degrees 25 minutes west 62.8 feet to a point; thence north 85 degrees 10 minutes west 20.1 feet to the rear corner of Lots 98 and 100; thence northerly with the line between said lots 347.5 feet to a point in the margins of Ledford Drive; thence with said drive easterly 158.2 feet to the beginning of a curve; thence around said curve in a southeasterly direction 37.1 feet to a point in the margin of Shreeve Lane; thence with the same along a slight curve southerly 262.1 to the beginning.

Being the same property conveyed to Marinelle Crouch Moses and Hubert B. Crouch, Jr., as tenants in common by Warranty Deed from Hubert B. Crouch and wife, Mildred Shipp Crouch dated September 19, 1980 and recorded September 19, 1980 in Book 5653, Page 406, Register's Office for Davidson County, Tennessee. The said Hubert B. Crouch, Jr. died testate on or about February 22, 2004. Estate of Hubert B. Crouch, Jr., Docket No. 04P986 and Affidavit of Inheritance in Instrument No. 20041108-0134338, Register's Office for Davidson County, Tennessee, reflecting that the interest of Hubert B. Crouch, Jr. vested into Gwendolyn Marinelle Crough Biggerstaff.

Being the same property conveyed to Melanie Victoria Crouch, a one-half interest, by Quit Claim Deed from Gwendolyn Marinelle Crouch Biggerstaff dated July 01, 2005 and recorded July 14, 2005 in Instrument No. 20050714-0081470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie Victoria Crouch, a one half 1/2 interest, as a tenancy in common, without rights of survivorship and Gwendolyn Marielle Crouch Biggerstaff and the Biggerstaff Family-Owned Bigg Marketing Enterprises LLC, with restrictions, a one half (1/2) interest by Quit Claim Deed for Tenancy in Common from Gwendolyn Marielle Crouch Biggerstaff dated May 17, 2010 and recorded May 18, 2010 in Instrument No. 20100518-0038254, Register's Office for Davidson County, Tennessee. (Value or consideration shown in aforementioned deed $10.00)

Being the same property to Spendthrift Trust Trustee: William Christopher Moses, as to a one half interest, by Deed from Gwendolyn Marinelle Moses Biggerstaff known as Marinelle Moses Biggerstaff and Robert H. Biggerstaff, as husband and wife, as joint tenants, of record in Instrument No. 20140102-0000157, Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on January 2, 2014.

Said Melanie Victoria Crouch died on July 28, 2019. See Affidavit of Heirship of record in Instrument No. 20210226-0024417, and Affidavit of Heirship in Instrument No. 20211220-0168045, Register's Office for Davidson County, Tennessee; BOTH state only heir-at-law being JOSEPHINE D. CROUCH to one-half interest.

Being the same property conveyed to Noelle B. Hurks, married, a 1/4 undivided interest, and Paige A. Plummer, married, a 1/4 undivided interest, by Quitclaim Deed from Josephine D. Crouch, unmarried, as to her 1/2 undivided interest, dated December 15, 2021, and recorded December 20, 2021 in Instrument No. 20211220-0168046, Register's Office of Davidson County, Tennessee. (Value or consideration shown on aforementioned deed $0).

Being the same property conveyed to Brian Vance, by Warranty Deed from William Christopher Moses, Trustee of the Spendthrift Trust, (as to a one-half undivided interest), dated December 9, 2021 and recorded December 14, 2021 in Instrument No. 20211214-0165396, Register's Office of Davidson County, Tennessee. (Value or consideration shown on aforementioned deed $100,000.00).

Being the same property conveyed to Brian Vance (1/2 undivided interest), Noelle B. Hurks (1/4 undivided interest) and Paige A. Plummer (1/4 undivided interest) and divesting ownership of Robert H. Biggerstaff and Bigg Marketing Enterprises, LLC by Final Order to Quiet Title, Case No. 23-0556-II, in the Chancery Court of Tennessee Twentieth Judicial District, Davidson County, dated March 20, 2024.

Property was never used as a marital residence for Noelle B. Hurks, Paige A. Plummer or Brian Vance.

This is property more commonly known as 2516 Shreeve Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 6th day of May, 2024.

Noelle B. Hurks

Paige Plummer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2024, before me personally appeared Paige Plummer, 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 6th day of May, 2024.

Notary Signature
My commission expires:

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

On this ~~6th~~ 3rd day of May, 2024, before me personally appeared Noelle B. Hurks, 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 ~~6th~~ 3rd day of May, 2024.

Notary Signature
My commission expires: August 7, 2027

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027

Noelle B. Hurks

Paige Plummer

AB STATE OF ~~TENNESSEE~~ GA
AB COUNTY OF ~~DAVIDSON~~ Cobb

On this 6th AB day of May, 2024, before me personally appeared Paige Plummer, 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 6th AB day of May, 2024.

Notary Signature
My commission expires: January 25, 2027

ANGIE BAILEY
NOTARY PUBLIC
My Commission Expires
01-25-2027
FULTON COUNTY, GEORGIA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2024, before me personally appeared Noelle B. Hurks, 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 6th day of May, 2024.

Notary Signature
My commission expires:

Certificate of Authenticity

I, Spencer Gross, 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 **May 3rd, 2024**.

Date

Affiant Signature

May 3rd, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025