This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-3466-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $352,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.

Notary Public
My Commission Expires:

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Karen Johnson Davidson County
Batch # 1139893 DEEDWARR
05/28/2024 02:36:56 PM 2 pgs
Fees: $13.00 Taxes: $1,304.25
20240528-0039493

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lucy T. Crenshaw 8704 Gauphin Place Nashville, TN 37211	New Owner	173 09 0A 510.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Samantha J. Davis, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lucy T. Crenshaw**, hereinafter called the Grantee, her 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. 404 on the Plan of PHASE SEVEN, LENOX VILLAGE, of record in Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samantha J. Davis, A Single Woman, by Warranty Deed from Rodger K. Williams or Candace C. Williams, Trustees or Their Successors in Trust, Under The Rodger K. Williams and Candace C. Williams Trust Dated August 30, 2001, of record in Instrument No. 20170512-0047251, in the Register's Office of Davidson County, Tennessee, dated May 05, 2017, and recorded on May 12, 2017.

This is improved property located at: **8704 Gauphin Place, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2024.

GRANTOR:

Samantha J. Davis

STATE OF COLORADO
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Samantha J. Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of May, 2024.

TREASURE ELIZABETH MERCHANT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154019405
MY COMMISSION EXPIRES MAY 15, 2027

Notary Public
My Commission expires: 05/15/2027