Karen Johnson Davidson County
Batch # 1164802 DEEDWARR
08/01/2024 10:00:32 AM 6 pgs
Fees: $33.00 Taxes: $6,012.50
20240801-0058309

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240547809

STATE OF TENNESSEE
COUNTY OF DAVIDSO

The actual consideration or value, whichever is greater, for this transfer is: $1,625,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2024.

Notary Public
My Commission Expires: 9/2/24

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lucky Pennies Properties, LLC 2204 Lebanon Pike Nashville TN 37214	New Owner	Tax Parcel ID No. 095 02 0 135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Stan and Rodica Stan, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lucky Pennies Properties, LLC, a Tennessee limited liability company,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the Northerly side of the Lebanon Road at the Southwest corner of Lot No. 4 on the PLAN OF FOUR ACRES Subdivision, of record in Book 2330, Page 17, Register's Office for Davidson County, Tennessee; thence along the West line of said Lot, North 34° 38' West 413.5 feet to a monument at the Northwest corner of said lot; thence South 75° 05' West 592 to a point in the Easterly boundary line of Rutledge Smith property, of record in Book 611, Page 99, said Register's Office; thence along the Easterly boundary of said property as follows: South 37° 30' East 87 feet; South 62° East 200 feet to a fence post; thence South 31° East 354 feet, more or less, to the Northerly margin of the Lebanon Pike; thence along the margin of said pike in an Easterly direction, 507 feet, more or less, to the point of beginning.

Being the same property conveyed to Samuel Stan, and wife, Rodica Stan, by Warranty Deed from Donald Roy O'Guin, and wife, Regina O'Guin, of record in Instrument No. 20091119-0106341, in the Register's Office of Davidson County, Tennessee, dated November 16, 2009 and recorded on November 19, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FOUR ACRES, as recorded in Plat Book 2330, Page(s) 17 .

Easement for Right of Way, recorded in Book 2704, Page 341.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5331, Page 894.
Electrical Permit as set forth in instrument recorded in Book 4694, Page 56.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2204 Lebanon Pike Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of July, 2024.

Samuel Stan

Rodica Stan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Stan and Rodica Stan, 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, at office, this 29th day of July, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

In Re:
Samuel Stan
2204 Lebanon Pike, Nashville, TN 37204
xxx-xx-7927

BK: 23-04013-RM3-13

Debtor

MOTION TO APPROVE A SALE OF PROPERTY OF THE ESTATE

Comes the Debtor through counsel and would request the Court to approve of sale of property of the Bankruptcy estate outside the ordinary course of business. The property to be sold is described as follows:

1. Home and lot located at 2204 Lebanon Pike, Nashville, Tennessee 37204. A detailed property description may be found at Register's office of Davidson County Williamson.

2. The terms of sale are as follows: The full terms of the sale are contained in the "Purchase and Sale Agreement".

3. The Hardin County Bank will be paid in full in the approximate amount of $460,309.00.

4. The property will be sold to Stephanie Spoolstra for a purchase price of $1,625,000.00.

5. Proceeds will be used to pay recorded liens, closing costs, applicable exemptions, Chapter 13 Bankruptcy in the approximate amount of $276,656.00 to be paid to the Chapter 13 Trustee and remaining net proceeds to debtor. The debtor shall submit an accounting of the sale proceeds to the Chapter 13 Trustee.

6. The buyer, Stephanie Spoolstra is not insider or relatives the debtor.

Respectfully submitted May 30, 2024.

/s/ Keith D. Slocum
Keith D. Slocum - BPR No. 023024
Slocum Law
Attorney for the Debtor
370 Mallory Station Road, Ste 504

Franklin, TN 37067
M (615) 656-3344
F (615) 647-0651
notice@keithslocum.com

CERTIFICATE OF SERVICE

I, the undersigned, do hereby certify that I have mailed or sent electronic notice if applicable, a true and exact copy of the foregoing to the all creditors and any parties in interest, to the Chapter 13 Trustee and to the U.S. Trustee's Office, by placing the same in the U.S. Mail, postage pre-paid, May 30, 2024.

/s/ Keith D. Slocum
Keith D. Slocum - BPR No. 023024
Slocum Law

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

In Re:
Samuel Stan BK: 23-04279-CW3-13

Debtor

CERTIFICATE OF COMPLIANCE

I, Keith D. Slocum, do certify that I have complied with the noticing requirement of Local Bankruptcy Rule 9013-1 by mailing or sending by electronic means if applicable, a copy of the attached document pertaining to the subject action to all creditors and parties requesting notice, the Chapter 13 Trustee and the U.S. Trustee's Office by placing the same in the U.S. Mail, postage pre-paid May 30, 2024.

/s/ Keith D. Slocum
Keith D. Slocum - BPR No. 023024
Slocum Law
Attorney for the Debtor
370 Mallory Station Road, Ste 504
Franklin, TN 37067
M (615) 656-3344
F (615) 647-0651
notice@keithslocum.com

/jb

Charles M. Walker
U.S. Bankruptcy Judge
Dated: 7/8/2024

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE

In re:

Samuel Stan BK: 23-04279-CW3-13

Debtor

ORDER TO APPROVE THE SALE OF PROPERTY OF THE ESTATE

This Order is submitted to the Court by the debtor to approve of sale of property of the Bankruptcy estate outside the ordinary course of business. The Court finds that notice was given pursuant to Local Rule 9013 and that no objections were timely filed or that any objections have been resolved according to the terms of this Order.

IT IS THEREFORE ORDERED, the sale of property in accordance with the motion is approved. Proceeds will be used to pay recorded liens , applicable exemptions, agreed costs of sale as set forth in the contract, to the Chapter 13 Trustee $276,656.00 with an accounting of sale proceeds, and remaining proceeds to be paid to the debtor.

This order was signed and entered electronically as indicated at the top of the page.

APPROVED FOR ENTRY:

/s/ Keith D. Slocum
Keith D. Slocum - BPR No. 023024
Slocum Law
Attorney for the Debtor
370 Mallory Station Road, Ste 504
Franklin, TN 37067
M (615) 656-3344
F (615) 647-0651

This Order has been electronically signed. The Judge's signature and Court's seal appear at the top of the first page.
United States Bankruptcy Court.