Karen Johnson Davidson County
Batch# 1181230 DEEDWARR
09/13/2024 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240913-0070583

WARRANTY DEED

File #24-TC-2424-P

(SEAL)

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Annie Dunn-Crouch, John David Crouch, and Doris Lee Dunn (NAME)	Same (NAME)	
2424 Ridgeland Drive (ADDRESS)	(ADDRESS)	**073 12 0 021.00**
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW SPENCER AND ELIZABETH A. SPENCER, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ANNIE DUNN-CROUCH, AN UNMARRIED WOMAN, AND JOHN DAVID CROUCH AND DORIS LEE DUNN, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 245 on the Plan of SECTION TWO, SUNSET VIEW, of record in Plat Book 2663, Page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 245 fronts 100 feet on the North side of Ridgeland Drive and runs back between lines 264.7 feet on the East line, and 300 feet on the West line to a dead line in the rear of which it measures 102.6 feet.

Being the same property conveyed to Matthew Spencer and Elizabeth A. Spencer, Husband and Wife, by Warranty Deed from Dennis Wayne Boyd, Trustee for Madison Marie Belle Boyd, sole devisee under the Will of Clara Ann Kessler Boyd, of record in Instrument No. 20220119-0007290, in the Register's Office of Davidson County, Tennessee, dated January 12, 2022 and recorded on January 19, 2022.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, SUNSET VIEW, as recorded in Plat Book 2663, Page(s) 52.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2492, Page 307, as affected by Approval in Book 2492, Page 631.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2752, Page 594.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is _____ unimproved __X___ improved property known as: 2424 Ridgeland Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 12th day of September, 2024.

Matthew Spencer

Elizabeth A. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2024, before me personally appeared Matthew Spencer, 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 12th day of September, 2024.



Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2024, before me personally appeared Elizabeth A. Spencer, 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 12th day of September, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/12/24.

Date

Affiant Signature

9/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12 day of Sept., 24.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 03-19-2025