Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Alicja Teresa Tschiderer
1523 Sprucedale Drive
Antioch, TN 37013

(1)

MORTGAGEE
Loandepot.com
4800 N. Scottsdale Rd. Ste 3800
Scottsdale, AZ 85251

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
175-02-0-B-030.00

Karen Johnson Davidson County
Batch# 208238 DEEDWARR
03/21/2019 09:18:27 AM 2 pgs
Fees: $13.00 Taxes: $647.13
20190321-0025597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jan Spaeth, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Alicja Teresa Tschiderer, a single woman,** 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:

Land in the First Civil District of Davidson County, Tennessee, being all of Unit No. 4606, Old Hickory Commons, Section One, a horizontal property regime pursuant to TCA 66-27-101 et seq. as referenced in Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions and Master Deed, filed of record in Instrument No. 20080317-0026338, supplemented in Instrument No. 20081117-0113467, amended by Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for Davidson County, Tennessee, to which instruments reference is hereby made for more complete details of location and description of said Unit.

Being the same property conveyed to Jan Spaeth, an unmarried person by deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 30, 2016 of record in Instrument No. 20160714-0072274, as corrected by Scrivener's Affidavit dated March 13, 2019, of record in Instrument No. 20190314-0023416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070920-0112646; Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions and Master Deed, Charter & By-Laws of record in Instrument No. 20080317-0026338; Supplemental Declaration of Covenants, Conditions, and Restrictions and Master Deed of record in Instrument No. 20081117-0113467; Amendments of record in Instrument No. 20101222-0101832; Instrument No. 20130322-0028759 and Instrument No. 20140207-0011094; Quitclaim Deed to Old Hickory Commons Homeowners' Association for common area of record in Instrument No. 20080402-0032833; Grant of Transmission Line Easement to United States of America of record in Book 2344, Page 432, Book 4425, Page 535 and Book 11124, Page 716; Right of Way Easement to Colonial Pipeline Company of record in Book 3570, Page 11; Stormwater Detention Agreement of record in Instrument No. 20060307-0026092; Corporate Conveyance of Easement to Tennessee Telephone Company, a Tennessee Corporation of record in Instrument No. 20080709-0070604 and Instrument No. 20081121-0114642; easements, covenants conditions and all
matters and notes as referenced in Amended and Restated Declaration of Protective Covenants, Conditions & Restrictions and Master Deed, Charter, and By-Laws filed of record in Instrument No. 20080317-0026338, supplemented in Instrument No. 20081117-

0113467, amended by Instrument No. 20101222-0101832 and Instrument No. 20130322-0028759, Register's Office for Davidson County, Tennessee, to which instruments reference is hereby made for more complete details of location and description of said Unit.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1523 Sprucedale Drive Antioch, TN 37013.**

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 our hands this 18th day of March, 2019.

Jan Spaeth

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jan Spaeth, an unmarried person, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2019.

NOTARY PUBLIC

Tina D Brown
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

My Commission Expires: 12-18-2021

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $174,900.00.

AFFIANT

Subscribed and sworn to before me this 18th day of March, 2019.

NOTARY PUBLIC

BRANDIE A PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6-21-20