Karen Johnson Davidson County
Batch# 249975 DEEDWARR
06/28/2019 10:31:35 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190628-0063001

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Ln.
Columbia, TN 38401

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jacquelyn D. Acklin f/k/a Jacquelyn D. Nelson, married**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Kenneth S. Spencer, Sr., and Kimberly Dawn Spencer, husband and wife**, SECOND PARTY, which expression shall include heirs, assigns, and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY conveys unto SECOND PARTY the following described property:

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. 355 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, Page 5, Register's Office of Davidson County, to which said plan reference is made for a more complete legal description.

Being the same property conveyed to Jacquelyn D. Nelson by Warranty Deed dated March 2, 2012 of record in Instrument No. 20120312-0021273, Register's Office of Davidson County, Tennessee.

Map & Parcel 50-14-0-133

Property Address: 3228 Spears Road, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Marcus Acklin, husband of the FIRST PARTY, hereby joins in this deed for the

purpose of conveying any interest he may have in the above-described property by virtue of marriage or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 26 day of June, 2019.

Jacquelyn D. Acklin f/k/a Jacquelyn D. Nelson

Marcus Acklin

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, Jacquelyn D. Acklin f/k/a Jacquelyn D. Nelson and Marcus Acklin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 26 day of June, 2019.

Notary Public

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

My commission expires:
2/28/2022

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $220,000.00

Kenneth W. Spencer Sr.
Affiant

Subscribed and sworn to before me, this 26 day of June, 2019.

Notary Public

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

My Commission expires:
2/28/2022

NEW PROPERTY OWNERS:
Kenneth S. Spencer, Sr., & Kimberly Dawn Spencer
3228 Spears Road
Nashville, TN 37207

PERSON RESPONSIBLE FOR TAXES:
SAME