WARRANTY DEED

Karen Johnson Davidson County
Batch# 273609 DEEDWARR
08/19/2019 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20190819-0083125

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES: 09/25/2019
(AFFIX SEAL)

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Monte P. Ricca	SEND TAX BILLS TO: Monte P. Ricca	MAP-PARCEL NUMBERS
(NAME) 824 Kent Drive	(NAME) 824 Kent Drive	09613007600
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Donald L. Spires, Jr., Executor of The Estate of Hilda Hackney Spires Docket No. 19P685 Davidson County, Tennessee, and Donald L. Spires, Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Monte P. Ricca, Unmarried Man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 97 ON THE PLAN OF TWIN LAWN SUBDIVISION, AS OF RECORD IN BOOK 2331, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 97 FRONTS 76 FEET ON THE WESTERLY SIDE OF KENT ROAD AND RUNS BACK BETWEEN PARALLEL LINES 157.5 FEET TO A DEAD INE IN THE REAR.

FOR INFORMATION PURPOSES ONLY: 824 Kent Road, Nashville, TN 37214

Being the same property conveyed to Donald Leo Spires and Hilda H. Spires by virtue of that certain Warranty Deed dated February 23, 1956, and being of record at Book 2493, Page 521 in the Register's Office of Davidson County, Tennessee. Donald Leo Spires having predeceased Hilda H. Spires. Hilda H. Spires have since died, testate, on or about March 3, 2007. Said will was probated of record in Davidson County Seventh Circuit Court, Probate No. 19P685. Said will named Donald L. Spires, Jr. as the Executor of the Estate and the heir of said real property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 9, and Book 4366, Page 67, as recorded in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 824 Kent Rd. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 19th day of August, 2019.

The Estate of Hilda Hackney Spires

Executed

By Donald L. Spires, Jr., Executor

By Donald L. Spires, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Donald L. Spires, Jr., Executor of The Estate of Hilda Hackney Spires Docket No. 19P685 Davidson County Probate Court, Tennessee with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2019.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 09/25/2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Donald L. Spires, Jr. with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of August, 2019.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 09/25/2019

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019