Karen Johnson Davidson County
Batch# 358871 DEEDWARR
02/14/2020 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $834.35
20200214-0017408

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224165**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,500.00. Angela Pearson Affiant Subscribed and sworn to before me, this 11th day of February, 2020. Notary Public My Commission Expires: 4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew K. Spencer 2709 Linmar Avenue #1 Nashville TN 37215	New Owner	Tax Parcel ID No. 104 14 0C 001.00

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, **Jeanine M. Wilson, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew K. Spencer*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *unmarried

Land in Davidson County, Tennessee, Being Unit No. 1 of Linmar Place, a Horizontal Property Regime, as established by a Master Deed and By-Laws of record in Book 6892, Page 724, as amended in Book 7213, Page 129 and Book 7374, Page 800, et. seq., and further described as a second floor unit as shown on a plat recorded in Book 6892, page 783, Exhibit C to the Master Deed and By-Laws of Linmar Place, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jeanine M. Wilson, a Married Person, by Quit Claim Deed from Jeanine M. Wilson fka Jeanine M. Rust, a Married person and Rick Rust, a Married person, of record in Instrument No. 20110531-0041410, in the Register's Office of Davidson County, Tennessee, dated April 18, 2011 and recorded on May 31, 2011.

Being the same property conveyed to Jeanine M. Rust, and Rick Rust, tenants in common with right of survivorship, by Warranty Deed from Catherine Smith, unmarried, of record in Instrument No. 20030804-0109950, in the Register's Office of Davidson County, Tennessee, dated July 31, 2003 and recorded on August 04, 2003.

Said property was never the marital residence of Grantor.

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.

This is improved property located at 2709 Linmar Avenue #1 Nashville TN 37215

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 11th day of February, 2020.

Jeanine M. Wilson

STATE OF New York)

COUNTY OF Queens)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanine M. Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2020.

Notary Public

My Commission Expires: Dec. 30, 2023

MARKUS SHUM
Notary Public - State of New York
No. 01SH6402402
Qualified in Queens County
My Commission Expires Dec. 30, 2023

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Shelly M. Walling,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Walling

My Commission Expires:

