WARRANTY DEED

Karen Johnson Davidson County
Batch# 481392 DEEDWARR
09/23/2020 10:47:05 AM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20200923-0109167

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carey Anne Black	NEW OWNER	081 07 4S 002.00
(NAME)	(NAME)	
1821 B 14th Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-1418		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Chris Spencer a/k/a George Christian Spencer, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Keaton James, unmarried and Carey Anne Black, unmarried, as tenants in common with right of survivorship** 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 Davidson County, Tennessee, being Unit B of the Homes at 1821 14th Avenue North, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Homes at 1821 14th Avenue North, of record in Instrument No. 20190829-0087261, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Homes at 1821 14th Avenue North, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20190829-0087261, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to Chris Spencer a/k/a George Christian Spencer, married, by Warranty Deed from Manson Whegbere, married, dated April 24, 2019 and recorded April 25, 2019 in Instrument No. 20190425-0037988, in the Register's Office of Davidson County, Tennessee.

This property is not the marital residence of the grantor and as such is not subject to any homestead, dower or other marital interest.
Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1821 B 14th Ave. N, Nashville, TN 37208-1418
(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/our hands this 21st day of September, 2020.

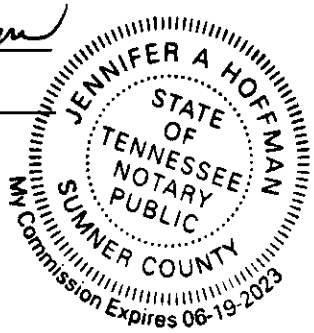
Chris Spencer a/k/a George Christian Spencer

State of ~~Florida~~ Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Spencer a/k/a George Christian Spencer, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2020.

Notary Public
My Commission Expires: 6/19/2023



File No.: 20202382