Karen Johnson Davidson County
Batch# 489390 DEEDWARR
10/05/2020 11:29:27 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20201005-0114856

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $660,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of October, 2020.

Notary Public
My commission expires: 01.08.2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stephanie N. Spoolstra	Stephanie N. Spoolstra	082-04-0 424.00
1105 A N. 8th Street	6379 Royal Grove Drive	
Nashville, TN 37207	Huntington Beach, CA 92648	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, V. THOMAS KEESEE, JR., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEPHANIE N. SPOOLSTRA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to V. Thomas Keesee, Jr. by deed from MAD Properties, LLC, a Tennessee Limited Liability Company, dated 11/05/2019, of record in Instrument No. 20191106-0114814, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1105 A N. 8th Street, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of October, 2020.

V. Thomas Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, V. Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of October, 2020.

My commission expires:

11/7/24

Notary Public

