Name and Address of New Owner:
Lucia Kaminsky
8047 Regency Drive
Nashville, TN 37221

Send Tax Bills To:
New owner

Karen Johnson Davidson County
Batch# 509047 DEEDWARR
11/04/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20201104-0129505

This Instrument Prepared By:
Greater Nashville Title, LLC (2)
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 128-14-0-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashley L. Spear and Jonathan D. Spear, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LUCIA KAMINSKY, UNMARRIED WOMAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Harpeth Park, Section 3, Re-Subdivision of Lots 36 and 37 of record in Plat Book 4350, Page 104, in the Register's Office for Davidson County, Tennessee. Said Lot No. 37 fronts 66.0 feet on the northwesterly side of Regency Drive and extends back 218.92 feet on the northeasterly line and 210.25 feet on the southwesterly line to a broken line in the rear, measuring a total of 136.45 feet thereon.

Being the same property conveyed to Ashley L. Spear and Jonathan D. Spear, wife and husband by Warranty deed from Glenn Conner and Wendy Conner, husband and wife of record in Instrument No. 20180426-0039426 Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 26, 2018. (Value of consideration shown in aforementioned deed $269,900.00.) Being also known as 8047 Regency Drive Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of October, 2020.

10/30/2020 (SEAL)
Ashley L. Spear

11/30/2020 (SEAL)
Jonathan D. Spear

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashley L. Spear and Jonathan D. Spear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of October, 2020.

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE STEVEN PAUL DISSER

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of October, 2020.

Notary Public
My commission expires: 1/22/24

JORDYN SCHUMM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 2020-1078

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024