Karen Johnson Davidson County
Batch# 538195 DEEDWARR
12/18/2020 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20201218-0150253

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2020.

Notary Public

My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan Spoon **Jamie Thurman**	**GUARANTEED RATE, INC.**	**03800012300**
5550 Eatons Creek Road	4410 N. Ravenswood Ave.	
Joelton, TN 37080	Chicago, IL 60640	

FOR AND IN 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 ACKNOWLEDGE, WE,

Tana M. Comer, unmarried and Mary Anne Popsky, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Spoon and Jamie Thurman, husband and wife

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, described according to an unrecorded survey by C. Barry Greer, Tennessee Land Surveyor License No. 211, dated February 17, 1971, revised March 31, 1971, Drawing Number 22-71, as follows:

Beginning at a point in the Westerly margin of Eaton's Creek Road (centerline per survey) said point being the Northeast corner of the property conveyed to Edna Aita Wright by deed from Mattie Ocie Ingram as of record in Book 4349, Page 242, Register's Office for said County (the Southwest corner of Herman H. Ingram, et ux, by deed of record in Book 3284, Page 377, Register's Office for said County per survey); thence with said Westerly margin (centerline per survey) South 13 degrees 45' East 135 feet to a point; thence South 87 degrees 30' East (929.0 feet per survey) to the Easterly line (Westerly line of the survey) of the property conveyed to R.O. Ingram by deed from Mattie Ocie Ingram as of record in Book 2481, Page 251, said Register's Office (the Westerly line of James B. White by deed of record in Book 4086, Page 666, Register's Office for said County per survey); thence with said Ingram's Easterly line (White's Westerly line per survey) North 4 degrees (46' per survey) East (129.8 feet per survey), said corner also being the Southeast corner of the property conveyed to Herman H. Ingram, et ux, by Deed from Rosie A. Ingram, et al, as of record in Book 3284, Page 577, said Register's Office, thence with said

Herman H. Ingram's Southerly line, North 87 degrees 30' West 1044.3 feet (972 feet per survey) to the point of beginning.

Included in this conveyance is a 10 (TEN)-foot strip between tracts 1 (ONE) and 2 (TWO) as stated in a correction survey conducted by G. Barry Greer, RLS 211.

Being the same property conveyed to Tana M. Comer, by Warranty Deed from Raymond E. Foster, Jr., and Brenda Faye Foster, and Marie Palmer Wood, dated September 22, 2000, of record in Instrument No. 20000925-0094837, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 5550 Eatons Creek Road, Joelton, TN 37080.

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 in 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.

Tana M. Comer Date: Dec 16, 2020

Mary Anne Popsky Date: 12/16/2020

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Tana M. Comer and Mary Anne Popsky, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2020.

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 10-21-2024

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

