Karen Johnson Davidson County
Batch# 538622 DEEDWARR
12/21/2020 09:22:03 AM 2 pgs
Fees: $13.00 Taxes: $1,128.13

20201221-0150791

Prepared by:
and Return to:
& Rosenthal Title, Inc.
Circle, Suite 150
TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NATALIA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH20-00856

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kevin Spenser 169 Claybrook Lane Antioch, TN 37013	**New Owner**	173 15 0A 089.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Riley Walker, Jr. and Ayrika Walker, Husband and Wife,**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kevin Spenser, A Single Man**, hereinafter called the Grantees, their successors 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 Lot No.89, on the plan of Mill Run Subdivision, Phase 2, as shown by instrument No. 20011009-0109754, 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 Riley Walker by deed from Joseph Ingalise and spouse, Kelly Ingalise, dated April 27, 2012, recorded June 12, 2012, of record in Instrument No. 20120612-0051118, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 169 Claybrook Lane, Antioch, TN 37013

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 11th day of December, 2020

Riley Walker, Jr.

Ayrika Walker

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of December, 2020, before me personally appeared **Riley Walker, Jr. and Ayrika Walker,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: W. BRAD LEHMAN

My Commission Expires: 9/21/24

