THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201232014** Karen Johnson Davidson County Batch# 541963 **DEEDWARR** 12/23/2020 12:38:45 PM 2 pgs Fees: $13.00 Taxes: $703.00 20201223-0153004	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 21st day of December, 2020. Notary Public My Commission Expires: _____ HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Prentice C Marsh and Elisabeth K Small 924A S Douglas Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043 09 0 242.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Prentice C. Marsh and Elisabeth K. Small, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 25 feet on the Westerly half of Lot 31, Block "B" and the Easterly 50 feet of Lot 31, Block "B" on the Plan of Woodlawn Estates, of record in Plat Book 843, Page 82, Register's Office for said County, said parts of Lot 31 front together 75 feet on the Northerly side of Duling Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Adrienne Koger, Married, of record in Instrument No. 20150225-0015953, in the Register's Office of Davidson County, Tennessee, dated February 20, 2015 and recorded on February 25, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLAWN ESTATES, as recorded in Plat Book 843, Page 82.

This is improved property located at 259 Duling Avenue Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2020.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2020.

Notary Public
My Commission Expires: _____

