THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131717

Karen Johnson Davidson County
Batch# 544011 DEEDWARR
12/31/2020 01:04:03 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20201231-0155166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2020.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alyssa C. Spyridon 1703 Greenwood Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083 02 0 246.00

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, **Christopher Spyridon and Sunny Nicole Spyridon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alyssa C. Spyridon, an unmarried woman** ("Grantees"), its 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 Lot No. 1 on the Plan of J.J. Pryors Subdivision, Re-Subdivision of Lot 1, 2 and 3 of record in Instrument Number 20100506-0034371, 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 Christopher Spryidon and Sunny Nicole Spyridon, husband and wife by Warranty Deed from Alain Christopher Keenan, unmarried, of record in Instrument No. 20150811-0080139, Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 11, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.J. Pryors Subdivision, Re-Subdivision of Lot 1, 2 and 3, as recorded in Instrument No. 20100506-0034371.

This is improved property located at 1703 Greenwood Avenue Nashville TN 37206

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 28th day of December, 2020.

Christopher Spyridon

Sunny Nicole Spyridon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Spyridon and Sunny Nicole Spyridon, 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 28th day of December, 2020.

Notary Public

My Commission Expires: _____

