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

CRT File No. 201231985

Karen Johnson Davidson County
Batch# 547933 **DEEDWARR**
01/06/2021 10:33:13 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20210106-0002400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $399,000.00.

KB
Affiant

Subscribed and sworn to before me, this 4th day of January, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elena Ruth Serrano 1615 Arthur Avenue Nashville TN 37208	New Owner	Tax Parcel ID No. 081 12 0 095.00

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, **Karen Beard, a single woman, and Joseph Spicer, a married man, each owning a 1/2 undivided interest as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elena Ruth Serrano, unmarried**, ("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. 366 on the Plan of McGavock's Town, North Nashville, of record in Plat Book 21, Page 23, 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 Karen Beard, a single woman, and Joseph Spicer, a married man, each owning a 1/2 undivided interest as tenants in common, by Quitclaim Deed from Karen Beard, a single woman, of record in Instrument No. 20190828-0086855, in the Register's Office of Davidson County, Tennessee, dated August 16, 2019 and recorded on August 28, 2019.

Grantor warrants that he never lived in the subject property as a married person and therefore the subject property is not subject to any marital rights therein.

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 MCGAVOCK'S TOWN NORTH NASHVILLE, as recorded in Plat Book 21, Page(s) 23.

This is improved property located at 1615 Arthur Avenue Nashville TN 37208

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 4th day of January, 2021.

Joseph Spicer

Karen Beard

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 Karen Beard, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2021.

Notary Public
My Commission Expires: _____

