This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-10405-LV

Karen Johnson Davidson County
Batch# 568601 DEEDWARR
02/04/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210204-0016344

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2021.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffrey R. Robertson and Fadia W. Karvonen 2726 Bobby Avenue Nashville, TN 37216	Success Mortgage Partners, Inc. 541 North Mount Juliet Road 2303C Mount Juliet, TN 37122	073 01 0 110.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Robert G. Spencer and wife, Lydia J. Spencer**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey R. Robertson, a single man and Fadia W. Karvonen, a single woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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, being Lot No. 46 on the Map of Happy Valley, Section "C", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, September 7, 1945, and by Winston Gaffron, Jr., Surveyor, dated July 26, 1980, as follows:

Beginning on the Southerly margin of Bobby Avenue at a point 625 feet, more or less, East of the Easterly margin of Cooper Lane, being the corner of Lots Nos. 45 and 46; thence with the line between said two lots, Southwardly 140 feet to the Northerly line of the McDonald land; thence with the line between said two lots, Northwardly 140 feet to the Southerly margin of Bobby Avenue; thence with said Avenue Westwardly 75 feet to the beginning.

Being the same property conveyed to Robert G. Spencer and wife, Lydia J. Spencer, by Warranty Deed from Carl T. Murphy and wife, Susan F. Murphy, of record in Book 7973, Page 14, in the Register's Office of Davidson County, Tennessee, dated October 30, 1989 and recorded on November 1, 1989.

This is ☒ improved or ☐ unimproved property located at: **2726 Bobby Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number 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 3rd day of February, 2021.

GRANTOR:

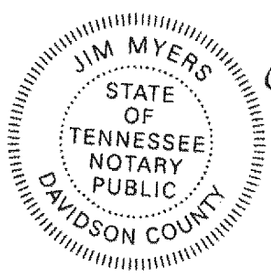
Robert G. Spencer

Lydia J. Spencer

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert G. Spencer and Lydia J. Spencer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of February, 2021.



Notary Public
My Commission expires: 11-6-2024

202102040016344

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

