This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10263-AP

Karen Johnson Davidson County
Batch# 568990 DEEDWARR
02/05/2021 10:35:48 AM 2 pgs
Fees: $13.00 Taxes: $1,381.95

20210205-0016867

April G. Nichols
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$373,500.00~~.

Jakin Singleton
Affiant

Subscribed and sworn to before me, this the 29th day of January, 2021.

Notary Public
My Commission Expires: 6-24-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jared Philpot 1581 Winding Creek Dr. Nolensville, TN 37135	New Owner	188-10-0C-171.00-CO

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, **Bradley S. Spencer and Yanel A. Pinto, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jared Philpot**, 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 all of Lot No. 171, Final Plat, Carothers Farms, Phase 3, Section 3, according to survey and plat of same appearing of record in Instrument No. 20181217-0122265, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bradley S. Spencer, an unmarried man and Yanel A. Pinto, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated July 31, 2019, recorded August 2, 2019, of record in Instrument No. 20190802-0076798, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee partnership, dated September 26, 2017, recorded October 2, 2017, of record in Instrument No. 20171002-0100694, said Register's Office.

This is improved property located at: **1581 Winding Creek Drive, Nolensville, TN 37135**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 28th day of January, 2021.

GRANTOR:

Bradley S. Spencer

Yanel A. Pinto

STATE OF TENNESSEE
COUNTY OF Moore

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley S. Spencer and Yanel A. Pinto, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of January, 2021.

JOAN STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
MOORE COUNTY

Notary Public
My Commission expires: _____

My Commission Expires
December 3, 2023