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

CRT File No. 210233598

Karen Johnson Davidson County
Batch# 582615 **DEEDWARR**
03/03/2021 11:03:59 AM 2 pgs
Fees: $13.00 Taxes: $647.13

20210303-0027349

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $174,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gina Yao 1021 Warren Street Nashville, TN 37208	New Owner	Tax Parcel ID No. 149 02 0B 099.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina Jie Yao**, ("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 193-ZA Zone Lot Division Lots 187 thru 191 & 193 thru 195 Piccadilly Square Phase II, plan of record in Plat Book 6900, page 106, amending Plat Book 6250, page 93, all of record in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Tonya Lytle, married, of record in Instrument No. 20180418-0036384, in the Register's Office of Davidson County, Tennessee, dated April 09, 2018 and recorded on April 18, 2018.

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.

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 Zone Lot Division Lots 187 thru 191 & 193 thru 195 Piccadilly Square Phase II, as recorded in Plat Book 6900, Page(s) 106 as amended in Book 6250, Page 93.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6236, Page 683, as amended in Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 556; Book 6295, Page 564; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 409; Book 6300, Page 431; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 184; Book 6518, Page 190 and Document of Clarification recorded in Book 6830, Page 739.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6355, Page 322.

This is improved property located at 954 Strand Fleet Drive Nashville TN 37013

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 26th day of February, 2021.

Joe 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, Joe Spicer and Juanita Spicer, 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 26th day of February, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY