Karen Johnson Davidson County
Batch# 585114 DEEDWARR
03/05/2021 09:13:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20210305-0028920

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 210132826**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me, this 4th day of March, 2021. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 06 2022

WARRANTY DEED

Address New Owner: Malina Ann Dziak and Nicco Mastrangelo 207 Dupont Avenue Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043-09-0-182.00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Malina Ann Dziak , an unmarried woman and Nicco Mastrangelo , an unmarried person, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No 15, Block "C", on the Map of Woodlawn Estates, as of record in Book 843 Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the Northerly side of Dupont Avenue and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Joseph Spicer and Juanita Spicer by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Mortgage Pass Through Certificates, Series 2006-WMC1 of record in Instrument No. 20110908-0069646 Register's Office for Davidson County, Tennessee, dated September 01, 2011 and recorded on September 08, 2011.

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, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

This is improved property located at 207 Dupont Avenue Madison TN 37115

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, Grantors have executed this instrument on this 4th day of March, 2021.

Joseph 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, Joseph Spicer and Juanita Spicer, 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 4th day of March, 2021.

Notary Public
My Commission Expires: