Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Madison Mazzanti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/30/24
(AFFIX SEAL)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 604762 DEEDWARR
04/01/2021 09:45:51 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20210401-0042924

05-NSH20-00710

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan A. McNally 720 Carmel Ave Madison, TN 37115	ORIGIN Bank 1800 Hudson Ln, Ste 2A Monroe, LA 71201	052.02-0-104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam Spiess and Krystal Spiess, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jonathan A. McNally, A Married Man**, hereinafter called the Grantees, their successors 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. 30 and the easterly 6 feet of Lot No. 29, of Block "C", on the plan of Revised Map of Rainbow Terrace Subdivision, as shown by plat of record in Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of lot adjoin and front together 56 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a line at the rear, measuring 56 feet thereon.

Being the same property conveyed to Adam Spiess and Krystal Spiess by deed from Country Club Investors, LLC, a Tennessee Limited Liability Corporation, dated November 30, 2018, recorded December 21, 2018, of record in Instrument No. 20181221-0124357, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 720 Carmel Ave, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of March, 2021

Adam Spiess

Krystal Spiess

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 25th day of March, 2021, before me personally appeared **Adam Spiess and Krystal Spiess,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

