Karen Johnson Davidson County
Batch# 645673 DEEDWARR
05/28/2021 12:43:29 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210528-0072443

Warranty Deed

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $135,000.00. Affiant Subscribed and sworn to before me, this the 25th day of May, 2021. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Spencer Showalter and Bethany Showalter	New Owner(s)	043-01-0-104.00
411 Sarver Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES W. SPEER AND LEE OSCAR CATOE, MARRIED TO EACH OTHER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SPENCER SHOWALTER AND BETHANY SHOWALTER, HUSBAND AND WIFE**, 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 the South 255 feet of the East 71 feet of Lot "I" on the Corrected Map of the W. P. Ready Subdivision of the E. H. Thornton Tract, as of record in Book 332, Page 110, Register's Office for Davidson County, Tennessee.

Said part of Lot "I" fronts 71 feet on the North side of Sarver formerly Madison Avenue, and runs back between parallel lines, 255 feet to a dead line.

Being the same property conveyed to Charles W. Speer, a single man by Warranty deed from Willis Residential Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20180806-0077245 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on August 06, 2018.

Being the same property conveyed to Charles W. Speer and spouse Lee Oscar Catoe, married to each other by QuitClaim deed from Charles W. Speer, a married man of record in Instrument No. 20181101-0108444 Register's Office for Davidson County, Tennessee, dated August 03, 2018 and recorded on November 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6881/0521-411

The address of the herein described property is believed to be 411 Sarver Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of May, 2021.

Lee Oscar Catoe

Charles W. Speer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lee Oscar Catoe and Charles W. Speer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of May, 2021.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025