Karen Johnson Davidson County
Batch# 648045 DEEDWARR
06/02/2021 11:40:33 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20210602-0073833

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $650,000.00

Affiant

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

Notary Public
My Commission Expires: 5-5-25

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Sarah Miller and Shirish Deshpande 1217 Winding Way Road Nashville, TN 37216	New Owner	Tax Parcel ID No. 061-08-0-119.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **DAMON S. SPICELAND, A MARRIED MAN**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SHIRISH DESHPANDE, MARRIED AND SARAH MILLER, UNMARRIED AS JOINT TENANTS IN COMMON** ("Grantees"), their 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. 9, the easterly half of Lot No. 8 and the westerly 40 feet of Lot No. 10 of Block D, as shown on the map entitled the Plan of Section No. 2 of Jackson Park, of record in Plat Book 843, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DAMON S. SPICELAND, A SINGLE MAN, by deed from JACK L. SPICELAND AND WIFE, CAROLYN SPICELAND of record as Instrument No. 20181231-0126512, dated December 27, 2018, said Register's Office.

SARAH SPICELAND, spouse of DAMON S. SPICELAND, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, to said property.

This is improved property commonly known as: **1217 Winding Way Road, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0 SD RLS-21-1217

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26 day of May, 2021.

Damon S. Spiceland
DAMON S. SPICELAND

Sarah Spiceland
SARAH SPICELAND

STATE OF SC)
COUNTY OF Beaufort)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAMON S. SPICELAND AND SARAH SPICELAND**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26 day of May, 2021.

FAYE E. PORTER
Notary Public
State of South Carolina
My Commission Expires Sep 22, 2027

Notary Public
My Commission Expires: 9·22·27

** Said property fronts together 130 feet on the Northerly side of Winding way and extends back 162 1/4 feet, more or less, on the westerly line and 180 feet, more or less, on the Easterly line to the Northerly line of said subdivision, measuring 136.5 feet thereon.