THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535208**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 659657 DEEDWARR
06/18/2021 10:29:47 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20210618-0082462

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Spicer and Juanita Spicer 204 N. Main Street Goodlettsville, TN 37072	**New Owner**	Tax Parcel ID No. 050 15 0 040.00

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, **Eunice J. Hyde, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Spicer and Juanita Spicer, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 590 on the Plan of Section Four, Parkwood Estates, as of record in Plat Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Eunice J. Hyde and wife, Reta L. Hyde, by Warranty Deed from Herman T. Cobb, Jr., Trustee, Pursuant to the Last Will and Testament of H.T. Cobb, Deceased, of record in Book 7718, Page 65, in the Register's Office of Davidson County, Tennessee, dated November 30, 1988 and recorded on December 02, 1988. The said Reta L. Hyde since deceased on June 18, 2003.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four, Parkwood Estates, as recorded in Plat Book 3300, Page(s) 79 and 80.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3434, Page 270, as amended in Book 3616, Page 269 and Book 3702, Page 519.

This is improved property located at 3338 Doverside Drive Nashville TN 37207

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 16th day of June, 2021.

Eunice J. Hyde

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eunice J. Hyde, 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 16th day of June, 2021.

Notary Public

My Commission Expires: 3-8-22

