Karen Johnson Davidson County
Batch# 669263 DEEDWARR
07/01/2021 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20210701-0089247

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1623

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$875,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/29/25

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
David Brent Van Etten and **Laura Lynn Van Etten, Co-Trustees** 1913 Neelys Bend Rd Nashville, TN 37115	New owner	**074-00-0-076.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **We, Michael D. Spillman and Holly A. Spillman, Husband and Wife,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO David Brent Van Etten and Laura Lynn Van Etten, Co-Trustees of the Van Etten Living Trust, dated April 3, 2001**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A tract of land on the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee and being part of Parcel 40 on Tax Map 74 and being more particularly described according to a survey by Ragan-Smith-Murphy & Associates, Inc., dated December 5, 1989, Job No. 89-181 as follows:

Beginning at an existing concrete monument on the easterly right-of-way line of Neely's Bend Road at the northwesterly corner of the overall tract of which this is a part and also the southwesterly corner of Parcel 41 owned by Herbert Lee Parrish, Deed Book 4527, page 209, R.O.D.C., Tennessee, said point also being 3,119 feet, more or less, southeasterly from the southerly right-of-way line of Menees Lane; thence, With the south line of Parcel 41 N 68 deg., 37' 48" E, 178.94 feet to an iron pin set; thence, with the easterly line of Parcel 41, N 19 deg. 41' 00" W, 80.10 feet to an existing iron pin set in concrete in the south line of Parcel 42, owned by Ruby Walker by Deed Book 2647, page 193, R.O.D.C., Tennessee; thence, With the south line of Parcel 42, N 68 deg. 37' 08" E, 967.43 feet to an iron pin set at the common corner of Tracts 1 and 2 of this survey; thence, With the common line of Tracts 1 and 2, S 18 deg. 44' 00" E, 425.80 feet to an iron pin set; thence, Continuing with the common line of Tracts 1 and 2, S 69 degrees 31' 50" W, 484.00 feet to an iron pin set at the corner of Tracts 1 and 3 of this survey; thence, With the common line between Tracts 1 and 3, N 16 deg. 52' 11" W, 368.84 feet to an iron pin set; thence, S 68 deg. 37' 08" W, 384.00 feet to an iron pin set; thence, S 26 deg. 14' 24" W, 118.78 feet to an iron pin set; thence, S 68 deg. 37' 48" W, 205.00 feet to an iron pin set on the easterly right-of-way line of Neely's Bend Road; thence, With the easterly right-of-way line of Neely's Bend Road, N 18 deg. 27' 08" W, 50.00 feet to the point of beginning, and containing 240,404 square feet or 5.519 acres, more or less.

BEING the same property conveyed to Michael D. Spillman and Holly A. Spillman, husband and wife, by Warranty Deed from Sandra Zamora, unmarried, dated June 30, 2009 and recorded July 7, 2009 in Instrument No. 20090707-0063538, Register's Office for Davidson County, Tennessee.

This is improved property known as 1913 Neelys Bend Road, Madison, Tennessee 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 and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th **day of June, 2021.**

Michael D. Spillman

MICHAEL D. SPILLMAN

Holly A. Spillman

HOLLY A. SPILLMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL D. SPILLMAN and HOLLY A. SPILLMAN, Husband and Wife, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30th **day of June, 2021.**

Marka L. Nettle

Notary Public

My Commission Expires: 12/22/2021

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed on June 30, 2021 and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

