Karen Johnson Davidson County
Batch# 669821 DEEDWARR
07/01/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,104.45
20210701-0089544

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $298,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 25th day of June, 2021.

NOTARY PUBLIC

My commission expires: 4/20/23

STATE OF TENNESSEE NOTARY PUBLIC TAMMY DUNCAN WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kirby Reynolds	Gardner Financial Services LTD	075-08-0-184.00
(NAME)	(NAME)	
4841 Concord Drive	3503 Paesanos Parkway	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78231	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Daryl Spicer and Brian Oldham,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **Kirby Reynolds , a single woman,** hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 506, as shown on the map entitled the Plan of Section Nine, Tulip Grove, of record in Plat Book 4675, page 135, 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 Aaron P. Pelfrey, an unmarried man by Warranty Deed from Nicole Dellise, unmarried, dated 7/18/2014 of record in Instrument No. 20140724-0065909, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer and Brian Oldham by Warranty Deed from Aaron Pelfrey, an unmarried man, dated 1/15/2021 of record in Instrument No. 20210208-0018079, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DARYL SPICER AND BRIAN OLDHAM, by deed from AARON PELFREY, AN UNMARRIED MAN, of record in Instrument No. 20210208-0018079, dated January 15, 2021, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 4841 Concord Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 25th day of June, 2021.

Daryl Spicer

Brian Oldham by Daryl Spicer
his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Daryl Spicer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of June, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Daryl SPicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Brian Oldham and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. _202107010089543__ Register's Office of Davidson County, Tennessee.

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

Notary Public
My commission expires: 4/22/23

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/21.

Affiant Signature

6/25/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 25th day of June, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

