THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21063455**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2021. Notary Public My Commission Expires: 9-6-22

DIANA K GALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 670021 DEEDWARR
07/02/2021 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210702-0089788

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cody Core and Brooke Core 4002 Colorado Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-04-0-411.00

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, **John Mark Spivey, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cody Core and Brooke Core, husband and wife**, ("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 the easterly 50.0 feet of Lot No. 44 and the westerly 10.0 feet of Lot No. 45, on the Plan of West End Annex, of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 44 and part of Lot No. 45 front together 60.0 feet on the northerly side of Colorado Avenue and run back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to JOHN MARK SPIVEY, by deed from BENJAMIN RUCKER, of record in Instrument No. 20200520-0052479, dated May 18, 2020 , said Register's Office.

Said property was never the marital residence of Grantor.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 103-04-0-411.00.

Matters shown on the Plan of record in Plat Book 332, page 61, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20201020-0122182, said Register's Office.

This is improved property located at 4002 Colorado Avenue Nashville TN 37209

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 29th day of June, 2021.

John Mark Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Mark Spivey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Tennessee Certification of Electronic Document

Recorded on June 29, 2021

I, Benjamin Seamon, 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 and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Benjamin Seamon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731