# WARRANTY DEED

Karen Johnson Davidson County
Batch# 680220 DEEDWARR
07/20/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210720-0097478

File No.: RP-21-920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/3/25

(AFFIX SEAL)

CARRIE CALLAHAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
513 3rd Avenue South, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan W. Pratt | FirstBank | 061 11 0 048.00 |
| (NAME) | (NAME) | |
| 401 Achievement Drive<br>Nashville, TN 37209 | 40 Moss Lane<br>ste 100<br>Franklin, TN 37064 | |
| (ADDRESS) | (ADDRESS) | |

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, I/WE, **GILBERT R. SPURLOCK, UNMARRIED,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RYAN W. PRATT, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Maplewood Manor Subdivision, of record in Book 547, page 102 (erroneously referenced as page 109 in the last deed of record), in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed from Dottie Mae Spurlock, unmarried, to Gilbert R. Spurlock, married, by Warranty Deed dated November 1, 1996, recorded November 7, 1996, in Book 10252, Page 755, in the Register's Office of Davidson County, Tennessee.

Gilbert R. Spurlock was married to Hollis Sue Spurlock at the time of acquisition. Hollis Sue Spurlock having since died on April 26, 2017. Gilbert R. Spurlock remains an unmarried widower.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 920 Virginia Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of July, 2021

Gilbert R. Spurlock

Gilbert R. Spurlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2021, before me personally appeared Gilbert R. Spurlock, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2021.

Carrie Callaman

Notary Signature
My commission expires: 3/3/25

CARRIE CALLAMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**513 3rd Avenue South, Nashville, TN 37210**
**(615) 515-7171**

Certificate of Authenticity

I, Christy Burkhalter, 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 July 16, 2021.

Affiant Signature

7/16/21
Date

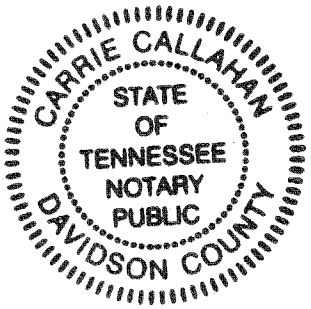
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

My Commission Expires: 3/3/25

Notary's Seal




File No. RES-21-3443