Karen Johnson Davidson County
Batch# 681621 DEEDWARR
07/22/2021 10:31:12 AM 2 pgs
Fees: $13.00 Taxes: $3,048.80
20210722-0098411

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$824,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2021.

Notary Public

My commission expires:
(AFFIX SEAL)

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Prepared by:
Record and Return to:
Goodman & Rosenthal Title, Inc.
[illegible] Westgate Circle, Suite 150
[illegible], TN 37027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Benjamin Holcomb **Mallory E. Holcomb** **Kathleen S. Cummins**		**Map 104-05-0 Parcel 079.00**
3526 Murphy Road	**New Owner**	
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sping House LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Benjamin Holcomb and Mallory E. Holcomb and Kathleen S. Cummins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 10 feet Lot No. 1 and the westerly 40 feet of Lot No. 2 on the Map of Hardison and Young's Lots in West End Park, of record in Book 421, Page 190, Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 1 and the westerly part of Lot No. 2 adjoin and front together 50 feet on the northerly side of a 50 foot strip of land lying between said lots and Minnesota Avenue, formerly the Murphy Road, now known as Murphy Road, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sping House, LLC, a Tennessee limited liability company by Deed dated February 24, 2017, from Mary Elizabeth Franklin, married, of record in Instrument No. 20170227-0019039, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel subject to the following: 1) The Plan of record in Book 421, Page 150, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 731, Page 725, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **3526 Murphy Road, Nashville, TN 37205**

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 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 my/our hand(s) this **20th** day of **July, 2021.**

Sping House LLC, a Tennessee limited liability company

BY: _____, Auth Agent
John T. Cook, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Sping House, LLC, a Tennessee limited liability company (the "LLC"), the within named bargainor, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and on behalf of the LLC by himself as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **July, 2021.**

_____
Notary Public

My Commission Expires: 05-05-2025

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY