Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #21-1475

Karen Johnson Davidson County
Batch# 684478 DEEDWARR
07/27/2021 11:19:49 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13

20210727-0100706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jon Spencer, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Cox, single woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Primrose Acres of record in Plat Book 2663, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon Spencer, an unmarried man by Warranty deed from Green Leaf, LLC, a Tennessee Series limited liability company, series 1408 of record in Instrument No. 20180516-0046960 Register's Office for Davidson County, Tennessee, dated May 15, 2018 and recorded on May 16, 2018. Jon Spencer is now married to Lesley Spencer and she joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 913 N Graycroft Avenue, Madison, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jessica Cox
913 N Graycroft Avenue
Madison, TN 37115

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
042-03-0-038.00

WITNESS THE EXECUTION HEREOF this 26th day of July, 2021.

Jon Spencer **Lesley Spencer**

State of Tennessee)
County of Davidson)

On this 26th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jon Spencer and Lesley Spencer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 374,900.00.**

Affiant

Sworn and subscribed before me on this the 26th day of July, 2021.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022