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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736365

Karen Johnson Davidson County
Batch# 686844 **DEEDWARR**
07/30/2021 10:37:23 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210730-0102655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 6, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Spivey 4307 Sunnybrook Drive Nashville, TN 37205	New Owner	Tax Parcel ID No. 104 01 0 273.00

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, **Jack W. Davis and Joyce H. Davis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Spivey, married** ("Grantees"), its 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 part of Lot No. 45 on the Plan of West End Annex, as shown on the Plat of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Said part of Lot No. 45 fronts 65.6 feet on the Northerly side of Colorado Avenue and extends back between parallel lines 162.9 feet to an alley.

Being the same property conveyed to Jack W. Davis and wife, Joyce H. Davis, by General Warranty Deed from Phillip R. Gasser, trustee (successor Trustee to Joe A. Harris, E. F. Jakes, Robert F. Mingle, K. D. Phelan, Jr. and W. L. Church) of The First Southern Methodist Church of Nashville, Tennessee, of record in Instrument No. 20110722-0056464, in the Register's Office of Davidson County, Tennessee, dated July 21, 2011 and recorded on July 22, 2011.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Annex as Subdivided by Sylvan Park, as recorded in Plat Book 332, Page(s) 61.

This is improved property located at 4000 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 28th day of July, 2021.

Jack W. Davis

Joyce H. Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack W. Davis and Joyce H. Davis, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024