(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $358,900.00. Affiant Subscribed and sworn to ~~before~~ me, this 30th day of July, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 689235 **DEEDWARR**
08/03/2021 09:38:10 AM 2 pgs
Fees: $13.00 Taxes: $1,327.93
20210803-0104026

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donna D. Spence	**New Owner**	**074-12-0-048.00**
425 Bonnawood Court		
Nashville, TN 37076		

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

Edd Wayne Ingram, Jr. and Kimberly M. Ingram, Trustees of The Edd Ingram and Kimberly Ingram Revocable Living Trust, dated the 30th day of October, 2015

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

Donna D. Spence, an unmarried woman

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 Lot No. 617 on the Plan of Section Six, Hermitage Hills of record in Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 617 fronts 81.89 feet on the westerly side of Bonnawood Court and runs back 153.3 feet on the north line and 130 feet on the south line to a dead line, measuring 100.62 feet thereon.

Being the same property conveyed to Edd Wayne Ingram, Jr. and Kimberly M. Ingram, as Trustees of The Edd Ingram and Kimberly Ingram Revocable Living Trust, dated 30th day of October, 2015 by Warranty Deed froom Mark S. Hamilton, married, dated February 27, 2018, of record in Instrument No. 20180302-0020072, Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 3253, Page 261, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 425 Bonnawood Court, Nashville, TN 37076.

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 30th day of July, 2021.

The Edd Ingram and Kimberly Ingram Revocable Living Trust
Dated the 30th day of October, 2015

By: _____ Trustee
Edd Wayne Ingram, JR., Trustee

By: _____ Trustee
Kimberly M. Ingram, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edd Wayne Ingram, Jr. and Kimberly M. Ingram,** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Trustees of The Edd Ingram and Kimberly Ingram Revocable Living Trust, dated the 30th day of October, 2015,** and are authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 30th day of July, 2021.

_____
Notary Signature
My commission expires: 11-5-2024

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #: 21-582
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027