Karen Johnson Davidson County
Batch# 689547 DEEDWARR
08/03/2021 03:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210803-0104476

WHEN RECOREDED MAIL TO:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JUDITH SPENCER	JUDITH SPENCER	103-16-0-103-00
204 S WILSON BOULEVARD NASHVILLE, TN 37205	204 S WILSON BOULEVARD NASHVILLE, TN 37205	

For good consideration, I (We) **JUDITH SPENCER FORMERLY KNOWN AS JUDITH PRICE, WHO TOOK TITLE AS A MARRIED WOMAN** whose mailing address is 204 S WILSON BOULEVARD, NASHVILLE, TN 37205, hereby bargain, deed and convey to **JUDITH SPENCER, AN UNMARRIED WOMAN** whose mailing address is 204 S WILSON BOULEVARD, NASHVILLE, TN 37205, the following described
land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT1, A SUBDIVISION OF LOTS 6 AND 7, BLOCK "E", ON THE PLAN OF WHITLAND RDALTY COMPANY SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 114, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JUDITH PRICE, MARRIED WOMAN BY WARRANTY DEED FROM LILLIAN RUTH SMITH CULBREATH (F/K/A LILLIAN RUTH

SMITH), DATED MAY 27, 2016, RECORDED ON JUNE 10, 2016 AS INSTRUMENT 20160610-0058740.

APN: 103-16-0-103-00

Property Address: 204 S WILSON BOULEVARD, NASHVILLE, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 22nd day of May, 2021.

Judith Spencer

JUDITH SPENCER F/K/A JUDITH PRICE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 22nd day of May, 2021, before me personally appeared **JUDITH SPENCER F/K/A JUDITH PRICE** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

D. Lee McGahey

Notary Public
My Commission Expires: My Commission Expires November 6, 2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 860,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

* exempt transaction *

Judith Spencer
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of May, 2021.

D. Lee McGahey
Notary Public
My Commission Expires: My Commission Expires November 6, 2024

D. LEE MCGAHEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
JUDITH SPENCER
204 S WILSON BOULEVARD
NASHVILLE, TN 37205

Name and Address of property owner:
JUDITH SPENCER
204 S WILSON BOULEVARD
NASHVILLE, TN 37205

Tennessee Certification of Electronic Document

I, Enrica Philone Lovan, 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 5/22/2021 (date of document).

Affiant Signature

8/2/2021
Date

State of California

County of Orange

Sworn to and subscribed before me this 2ND day of August, 2021.

CARMEN HEADWORTH
Notary Public - California
Los Angeles County
Commission # 2308828
My Comm. Expires Nov 10, 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/10/2023

NOTARY'S SEAL