Karen Johnson Davidson County
Batch# 692624 DEEDWARR
08/06/2021 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20210806-0106509

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Winny Migletz and Wesley Migletz	New Owner(s)	092 16 0D 402.00
5012 Old Gate Ln.		
Parker, TX 75002		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN KEITH SPACKLER AND DEBORAH JEAN SPACKLER, HUSBAND AND WIFE, AND JOHN MONTGOMERY SPACKLER, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WINNY MIGLETZ AND WESLEY MIGLETZ, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, located in the 19th Councilmanic District of Nashville, being Unit No. 402, on the Horizontal Property Regime for Bristol on Broadway, as recorded in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and in Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Together with parking lot stalls 20 and 122, appurtenant to said Unit 402 as Limited Common Elements as provided for in said Master Deed.

Being the same property conveyed to John Keith Spackler and Deborah Jean Spackler, husband and wife, and John Montgomery Spackler, as joint tenants with right of survivorship, by Warranty Deed from Broadway Properties, L.P., a Tennessee Limited Partnership, of record in Instrument No. 20190625-0061191, in the Register's Office of Davidson County, Tennessee, dated June 20, 2019 and recorded on June 25, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1803 Broadway, Unit #402, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2021.

Deborah Jean Spackler

John Keith Spackler

John Montgomery Spackler

STATE OF ~~TENNESSEE~~ NEBRASKA
COUNTY OF ~~DAVIDSON~~ DOUGLAS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Deborah Jean Spackler, John Keith Spackler, ~~and John Montgomery Spackler~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2021.

Notary Public

My Commission Expires: Nov. 7, 2021

GENERAL NOTARY - State of Nebraska
ANN M. MANN
My Comm. Exp. Nov. 7, 2021

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Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2021.

Deborah Jean Spackler

John Keith Spackler

John Montgomery Spackler

STATE OF ~~TENNESSEE~~ IL
COUNTY OF ~~DAVIDSON~~ cook

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Deborah Jean Spackler~~, ~~John Keith Spackler;~~ and John Montgomery Spackler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~30th~~ 29th day of July, 2021.

~~Notary Public~~

My Commission Expires: 10-21-24

OFFICIAL SEAL
JOSHUA H LEE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/21/24

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/29/2021 and 7/30/2021

Affiant Signature

8/2/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/2/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON