THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210837078**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. Affiant Subscribed and sworn to before me, this 24th day of September, 2021. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 724169 DEEDWARR
09/27/2021 11:12:16 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50

20210927-0129342

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Will Sims and Emily Sims 6413 Jocelyn Hollow Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 05 0 045.00

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, **Sybil A. Spaulding** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Will Sims and Emily Sims, husband and wife**, ("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 Lot No. 12 and part of Lot No. 11 on the Subdivision of The South Part Of Dr. L. G. Noel's Property, as of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, dated August 15, 1937, as follows:

Said Lot No. 12 and part of Lot No. 11 adjoin and front together 146.5 feet on the Northerly side of Gale Avenue and run back 150 feet on the Westerly line and 153 feet on the Easterly line, to a dead line on which they measure 117 feet.

Being the same property conveyed to Sybil A. Spaulding, unmarried, by Warranty Deed from Gena H. Carter A/K/A Gena Marie Carter and Gena Hunter Carter, an unmarried woman, of record in Instrument No. 20051007-0121312, in the Register's Office of Davidson County, Tennessee, dated October 06, 2005 and recorded on October 07, 2005.

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.

(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto,

whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
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 Subdivision of The South Part Of Dr. L. G. Noel's Property, as recorded in Plat Book 547, Page(s) 105.
Easement for The Construction of Sanitary Sewers and/or Drainage Improvements or Service Line, recorded in Book 8850, Page 452.
Easement for Permanent Easement / Right-of-Entry Agreement, recorded in Instrument No. 20161122-0123160.

This is improved property located at 1000 Gale Lane Nashville TN 37204

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 24th day of September, 2021.

Sybil A. Spaulding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sybil A. Spaulding, 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 24th day of September, 2021.

Notary Public
My Commission Expires: 5/7/2024

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