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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 733671 **DEEDWARR**
10/11/2021 12:16:34 PM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20211011-0136392

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Spencer	New Owner	145-00-0-010.00
(NAME)	(NAME)	
1712 Tyne Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Steven S. Tarquine and Amy L. Tarquine, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Spencer and Michael Spencer, wife and husband,** 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 Tract 1 on the Final Plat of W. S. Gray property of record in Book 4460, page 177, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a point in the westerly margin of Tyne Boulevard at the common corner of Tracts 1 and 2; thence with the line between said tracts, westerly 400.45 feet to a point; thence southerly 270.00 feet to a point; thence easterly 313.13 feet to a point in the westerly margin of Tyne Boulevard; thence with the westerly margin of said Boulevard, North 19 deg. 46' East 86.05 feet; thence North 16 deg. 50' East 95 feet; thence North 12 deg. 37' East 95 feet to the point of beginning.

Being the same property conveyed to Steven S. Tarquine and Amy L. Tarquine, husband and wife, by Warranty Deed from Terence T. Casey and Susan B. Casey, husband and wife, dated October 26, 2018, of record in Instrument No. 20181102-0108816, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1712 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Book 4460, page 177; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 29th day of September, 2021.

Steven S. Tarquine

Amy L. Tarquine

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steven S. Tarquine and Amy L. Tarquine, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of September, 2021.

Notary Public
My Commission Expires: _____

File No.: 34929

