Karen Johnson Davidson County
Batch# 738099 DEEDWARR
10/18/2021 09:54:04 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20211018-0139365

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Toni Lee Spradlin
1531 Meadow Bend Drive
Madison, TN 37115

MORTGAGEE
Truist Bank
901 Semmes Avenue
Richmond, VA. 23224

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

052-08-0-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronnie L. Key, unmarried and Richard L. Kendall, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Toni Lee Spradlin and Denny Gale Eller, joint tenants with rights to survivorship,** 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. 8-B, Zone Lot Division, Lots 3, 4, 7, 8, 19, 24, 25, and 26, Section 2, Meadow Bend, as shown on plat of record in Plat Book 6250, Page 278, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Ronnie L. Key, unmarried and Richard L. Kendall, married by deed from David Sanford Webster, unmarried of record in Book 10738, page 675, Register's Office for Davidson County, Tennessee, dated December 23, 1997 and recorded on December 30, 1997.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all applicable government and zoning regulations.

This is the Same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **1531 Meadow Bend Drive Madison, TN 37115.**

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.

Witness our hands this 14th day of October, 2021.

Ronnie L. Key

Richard L. Kendall

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronnie L. Key, unmarried and Richard L. Kendall, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of October, 2021.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/20/2024

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of October, 2021.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/20/2024