Karen Johnson Davidson County
Batch# 739801 DEEDWARR
10/20/2021 10:06:39 AM 3 pgs
Fees: $18.00 Taxes: $2,138.60
20211020-0140624

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7148

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2021

Notary Public

MADISON GONZALEZ NOTARY PUBLIC TENNESSEE My Comm Exp. 3/15/2025 COUNTY OF WILLIAMSON

Commission Expires: _____

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Madeline Jane Spiegel<br>6351 Columbia Avenue<br>Nashville, TN 37209 | Stifel Bank & Trust<br>12655 Olive Blvd<br>Ste 250<br>St Louis MO 63141 | 091-13-1A-001.00-CO |

# WARRANTY DEED

FOR AND IN 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, I/WE,

**Thomas Bradley Elam, and wife, Sheena Elam**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Madeline Jane Spiegel, an unmarried woman**

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 Unit A, 6351 Columbia Avenue Homes, as shown in the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6351 Columbia Avenue Homes of record in Instrument Number 20170609-0058157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas Bradley Elam and wife, Sheena Elam by Warranty deed from Watauga Capital, LLC of record in Instrument No. 20180717-0069566 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018. (Value of consideration shown in aforementioned deed $429,900.00.)

Being also known as 6351 Columbia Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6351 Columbia Avenue, Nashville, TN 37209

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 so 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.

Dated this the 14th day of October, 2021.

Thomas Bradley ~~Elam~~

STATE OF Louisiana
COUNTY OF Iberia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas Bradley Elam** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 146 Heritage Parkway New Iberia, Louisiana 70560 this 14th day of October, 2021.

Lisa G. Gardner
Notary Public
My Commission Expires: lifetime

LISA A GARDNER
Notary Public
State of Louisiana
St. Martin Parish
Notary ID # 77129
My Commission is for Life

Dated this the 14th day of October, 2021.

Sheena Elam

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheena Elam** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Little Rock, Arkansas this 14th day of October, 2021.

STATE OF ARKANSAS NOTARY PUBLIC
HOPE L. WHITTEN
MY COMMISSION # 12383947
EXPIRES: September 3, 2031
Faulkner County

Notary Public
My Commission Expires: 9.3.2031