Karen Johnson Davidson County
Batch# 741136 DEEDWARR
10/21/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20211021-0141543

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00.

Madelyn Caroline Hummell
Affiant

Subscribed and sworn to me on 10/18/21.

P. Hill
NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Madelyn Caroline Hummell 3000 Hillsboro Pike, Unit 62 Nashville, TN 37215	Wells Fargo Bank N.A. Final Docs F0012-01B 6200 Park Ave. Des Moines, IA 50321	117 03 0A 062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Katelyn Joy Spruell and Taylor W. Spruell, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Madelyn Caroline Hummell, a single person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 62 on the Plan of Versailles Townhomes, as of record in Book 5050, page 80, and corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.
> Being the same property conveyed to Taylor W Spruell and Katelyn Joy Spruell, husband and wife, by Warranty Deed dated August 5, 2016 from Traciann Philomena D'Almeida, married, of record In Instrument No. 20160811-0083635, Register's Office for Davidson County, Tennessee.

This is improved property known as 3000 Hillsboro Pike, Unit 62, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on 10/ 15 /21.

Katelyn Joy Spruell

Taylor W. Spruell

STATE OF TENNESSEE
COUNTY OF Blount

On 10/15/21, before me personally appeared Katelyn Joy Spruell and Taylor W. Spruell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/15/21

NOTARY PUBLIC

My Commission Expires: 06/25/2024

ABIGAIL YOAKUM
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY
MY COMMISSION EXPIRES JUNE 25 2024

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on October 15, 2021

Signature October 15, 2021.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on October 15, 2021.

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY