Karen Johnson Davidson County
Batch# 769268 DEEDWARR
12/07/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20211207-0162043

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH21-03201

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Douglas Carpenter,, III and Hannah Carpenter<br>7244 Legacy Drive<br>Antioch, TN 37013 | F&M Bank<br>50 Franklin St.<br>Clarksville, TN 37040 | 182-06-0A-241.00-CO |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patrick Ryan Spining and Megan Elise Gattis K/N/A Megan Spining, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Douglas R. Carpenter, III and Hannah Carpenter**, * hereinafter called the Grantees, their successors 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. 251 on the Plan of Old Hickory Hills, Phase Two, Section Three, as shown by plat appearing of record in Plat at Instrument No. 20040420-0044507, as corrected by a Surveyor's Certificate of Correction of record in Instrument No. 20041021-0126628, 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 Patrick Ryan Spining, unmarried, and Megan Elise Gattis, unmarried, as tenants in Common with Right of Survivorship by Warranty Deed from Jamie Hester, an unmarried person of record in Instrument No. 20180906-0088182 Register's Office for Davidson County, Tennessee, dated August 31, 2018 and recorded on September 06, 2018. (Value of consideration shown in aforementioned deed $260,000.00.) Being also known as 7244 Legacy Drive Antioch, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, of record, including all items set out on any applicable plat of record.

This property is improved property known as: 7244 Legacy Drive, Antioch, TN 37013

*husband and wife

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of December, 2021

**Patrick Ryan Spining**

**Megan Elise Gattis K/N/A Megan Spining**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 01st day of December, 2021, before me personally appeared **Patrick Ryan Spining and Megan Elise Gattis K/N/A Megan Spining,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 9/21/24

W. BRAD LEHMAN
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on December 1, 2021.

Affiant Signature

12.1.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 1 day of December, 2021.

Notary

My Commission Expires: 5/23/22

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY