**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 774895 DEEDWARR
12/16/2021 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20211216-0166362

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $399,900.00

Affiant Signature

Subscribed and sworn to before me on this the 6th Day of Dec, 2021.

Notary Public

My Commission expires 11 / 06 / 2024

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**NAME AND ADDRESS OF PROPERTY OWNER:**
Dustin Arden Anderson
4001 Port Cleburne Lane
Hermitage, TN 37076

**SEND TAX BILLS TO:**
Dustin Arden Anderson
4001 Port Cleburne Lane
Hermitage, TN 37076

**MAP AND PARCEL NUMBER: Tax ID # 09704001000**

# WARRANTY DEED

**21NT03212**

Effective the 6 Day of Dec, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**John P. Sprandel and wife, Kathleen B. Sprandel**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Dustin Arden Anderson, an unmarried man**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 39, on the Plan of Section One, Lake Park, of record in Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property as conveyed to John P. Sprandel and wife, Kathleen B. Sprandel by Warranty Deed from Walter C. Strange and Blaine N. Strange, Trustees under the Revocable Strange Living Trust, dated December 3, 1997 dated 04/30/2004 recorded 05/03/2004, as Document Number 20040503-0050006, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4001 Port Cleburne Ln, Hermitage, TN 37076-3120

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 6th day of Dec, 2021

**John P. Sprandel**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **John P. Sprandel**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

**Kathleen B. Sprandel**

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kathleen B. Sprandel**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

**Tennessee Certification of Electronic Document**

I, Kesha Herron do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-6-21 (date of document).

Kesha Herron
Affiant Signature

12-8-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th of December 2021.

CAROL B CHRISTIAN
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024