Karen Johnson Davidson County
Batch# 778501 DEEDWARR
12/22/2021 12:27:20 PM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20211222-0169250

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/09/2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.,301 S Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2021110326

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cindy Ho, Sole Ownership	new owner	
(NAME)	(NAME)	
425 Vailview Dr.		050-16-0A-017.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 Dollars ($370,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONATHAN SPENCER AND BRIANNA SPENCER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY HO, 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(s) 17, as shown on the map entitled Final Plat, Skyline Village, of record as Instrument No. 20050418-0042718, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN SPENCER AND BRIANNA SPENCER, HUSBAND AND WIFE, by deed from OLE SOUTH/CRAIGHEAD JOINT VENTURE, of record as Instrument No. 20131218-0127916, dated November 26, 2013, said Register's Office.

This conveyance is further subject to (1) Plat of record in Instrument 20050418-0042718, said R.O., (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and 6) other matters of public record..

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: Y-CRE-21-425

unimproved ☐
This is improved ☒ property, known as 425 Vailview Dr., Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Jonathan Spencer and Brianna Spencer this 17 day of December, 2021

Jonathan Spencer

Brianna Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of December, 2021, before me personally appeared Jonathan Spencer and Brianna Spencer to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 17 day of December, 2021

Commission Expires: _____

Notary Public

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023