Karen Johnson Davidson County
Batch# 782356 DEEDWARR
12/30/2021 01:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211230-0171977

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
Nicholas P. Sprague, Trustee Ashley T. Sprague, Trustee SPRAGUE REVOCABLE LIVING TRUST, dated December 23, 2021 142 Hobbs Drive Franklin, TN 37064	SAME	091-02-0-306.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 23rd day of December, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Nicholas Potter Sprague, who is one and the same as Nicholas P. Sprague, and Ashley Thomas Sprague, who is one and the same as Ashley T. Sprague**, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Nicholas P. Sprague and Ashley T. Sprague, Trustees, or their successors in interest, of the Sprague Revocable Living Trust, dated December 23, 2021**, as tenancy by the entirety.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

by us as tenancy by the entirety, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 December 23, 2021.

By: _____
Nicholas Potter Sprague

_____
Ashley Thomas Sprague

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicholas Potter Sprague and Ashley Thomas Sprague, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 23rd day of December, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Exhibit A

Property Description

Said property is described to wit:

5410

Land in Davidson County, Tennessee, being Lot No. A on the plan of THE HOMES AT CALIFORNIA AVENUE, as shown as Exhibit "B" on the Master Deed of record in Instrument No. 20170428-0041916 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas Potter Sprague and Ashley Thomas Sprague, Husband and Wife, by Warranty Deed of record from American Eagle, LLC, in Instrument No. 20180525-0050602, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.
2. Master Deed, By-Laws and Restrictions as recorded in Instrument No. 20170428-0041916, Register's Office for Davidson County, Tennessee.
3. Notice of Completion of record in Instrument No. 20180313-0023735, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 5410A California Avenue, Nashville, TN 37209.

True Copy Certification

I, Matthew D. Faulk, do hereby 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 December 23, 2021.

Matthew D. Faulk

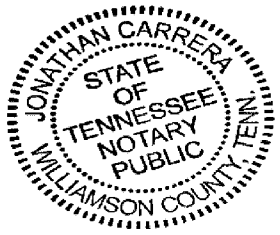
December 23, 2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 23 day of December, 2021.

Notary Seal (if on paper)



Notary Public

My Commission Expires: 12-16-2022