THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211037938

Karen Johnson Davidson County
Batch# 791532 **DEEDWARR**
01/18/2022 10:25:53 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220118-0006562

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00

Affiant

Subscribed and sworn to before me, this 13th day of January, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Spivey 4307 Sunnybrook Drive Nashville, TN 37205	New Owner	Tax Parcel ID No. 091 15 0 106.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Crystal Carmack n/k/a Crystal Scott, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Spivey**, married("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Block 7 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Plat Book 421, Page 18, Registers Office for Davidson County, Tennessee, as follows:

Beginning at the Southeast corner of Park Avenue and 53rd Avenue North, thence with the Southerly margin of Park Avenue Eastwardly 55 feet more or less to a point; thence Southwardly and parallel to 53rd Avenue North, 162 feet more or less to a point in the Easterly margin of 53rd Avenue North, thence with the Easterly margin of 53rd Avenue North, Northwardly 162 feet, more or less to the point of beginning.

Being the same property conveyed to Crystal Carmack, an unmarried woman, by Warranty Deed from Michael J. Sunderman and wife, Stephanie Sunderman, of record in Instrument No. 20091028-0099536, in the Register's Office of Davidson County, Tennessee, October 28, 2009 and recorded on October 28, 2009.

Romaine Scott, IV, joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 5211 Park Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2022.

Crystal Carmack n/ka Crystal Scott

Crystal Carmack n/ka Crystal Scott

Romaine Scott, IV.

STATE OF Tennessee
COUNTY OF Roane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Crystal Carmack n/k/a Crystal Scott and Romaine Scott, IV, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2022.

K Miller

Notary Public

My Commission Expires: 4/4/22

KIMBERLY A. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
MY COMMISSION EXPIRES APRIL 04, 2022