WARRANTY DEED

Karen Johnson Davidson County
Batch# 793150 DEEDWARR
01/19/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20220119-0007290

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0896

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Spencer and Elizabeth A. Spencer, husband and wife	First Community Mortgage	Map: 07312002100
2429 (NAME) ~~2424~~ Ridgeland Drive	(NAME) Po Box 2131	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lakewood, NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENNIS WAYNE BOYD, TRUSTEE FOR MADISON MARIE BELLE BOYD, SOLE DEVISEE UNDER THE WILL OF CLARA ANN KESSLER BOYD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW SPENCER AND ELIZABETH A. SPENCER, HUSBAND AND WIFE,

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:

Being Lot No. 245 on the plan of Section II, Sunset View, of record in Book 2663, Page 52, Register's Office of Davidson County, Tennessee.

Said Lot No. 245 fronts 100 feet on the north side of Ridgeland Drive and runs back between lines 264.7 feet on the east line, and 300 feet on the west line to a dead line in the rear of which it measures 102.6 feet.

Being the same property conveyed to C.A. Kessler, by Quitclaim Deed from J.E. Kessler, of record in Book 8400, Page 634, Register's Office for Davidson County, Tennessee, dated May 22, 1991 and recorded on July 18, 1991. Also see Warranty Deeds of record in Book 8283, Page 378, Book 5660, Page 52, Book 5120, Page 26 and Book 4837, Page 761, said Register's Office. The said Clara Ann Kessler Boyd died November 1, 2019, and the Will was admitted to Probate as Probate No. 20P674 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Trustee for Madison Marie Belle Boyd. The said Madison Marie Belle Boyd being the Sole Devisee Under the Will of Clara Ann Kessler Boyd.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Page 52, said Register's Office.

~~unimproved~~ This is improved property, known as 2424 Ridgeland Drive, Nashville, TN 37214
(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 our hands this 12th day of January, 2022.

Dennis Wayne Boyd Trustee
Dennis Wayne Boyd, Trustee for
Madison Marie Belle Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dennis Wayne Boyd, Trustee for Madison Marie Belle Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Trustee, of Madison Marie Belle Boyd, and that he as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2022.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 1/12/22 (date of document).

Affiant Signature

1/12/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 12 day of Jan., 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

