PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62371
Dav. Co. File: Box 8

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joe Spicer 204 North Main Street Goodlettsville, TN 37072	New Owner

TAX MAP PARCEL NUMBERS: 81-6-32.00

Karen Johnson Davidson County
Batch# 793429 **DEEDWARR**
01/20/2022 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20220120-0007684

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hyram Kenneth Branum, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe Spicer and Juanita Spicer, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 72 fronts 55 feet on the southerly side of Vance Avenue and extends back 135.2 feet on the easterly line and 136.8 feet on the westerly line to a dead line, measuring 55 feet thereon.

Being the same property conveyed to Beverly Ewing and wife, Alberta L. Ewing by Warranty Deed from Arvell S. Thompson and wife Carolyn L. Thompson of record in Book 3104, page 271, Register's Office for Davidson County, Tennessee. Alberta L. Ewing has since died; thereby leaving Beverly Ewing as surviving tenant by the entirety, Beverly Ewing has since died, unmarried and testate by Will of record in Docket No. 20P1810 Circuit Court Clerks Office, Probate Division for Davidson County, Tennessee. Hyram Kenneth Branum was named executor with full power, Letters Testamentary, dated June 7, 2021 were granted to Hyram Kenneth Branum. And being the same property conveyed to Hyram Kenneth Branum by Quitclaim Deed from Beverly Ewing, dated August 19, 2020 and recorded on August 20, 2020 of record in Instrument No. 20200820-0094175, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2900, pages 3 and 4, said Register's Office, which Plan shows a 30, foot minimum building setback line from Vance Avenue, and 10 foot easement for public utility purposes along the Rear line(s) of said lot. Restrictions contained in instrument of record in Book 2909, page 135, said Register's Office.

This is improved property, known as 2713 Vance Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of January, 2022.

Hyram Kenneth Branum

State of Tennessee

County of Davidson

On this 18th day of January, 2022, before me the undersigned authority, personally appeared Hyram Kenneth Branum, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $220,000.00.

Affiant

Sworn and subscribed before me this 19 day of January, 2022.

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

Notary

My Commission Expires: _____