Karen Johnson Davidson County
Batch# 804347 DEEDWARR
02/11/2022 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $738.34
20220211-0016106

WARRANTY DEED

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $199,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF January, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noelle Sporer	New Owner	
(NAME)	(NAME)	050100A02300CO
3503 Chesapeake Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brenda P. Wynn**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Noelle Kim Sporer, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 Unit No. 23, Lot No. 2 on the Plan of Phase 1, Lots 2-7, 29-34, Section ONe Chesapeake Homes of record in Plat Book 3800, Page 165, amending Plat Book 5800, Page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete.

Being the same property conveyed to Brenda P. Wynn, by virtue of that certain Quit Claim Deed dated March 24, 2004, and being of record at Instrument No. 20040412-0041029 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Emmett Earl Wynn, Jr. and wife, Brenda P. Wynn, as tenants by the entirety, by virtue of Deed dated April 16, 1984 at Book 6271, Page 804 in the said Register's Office.

*Grantor warrants property is not her primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Subject to all matters of record in Plat Book 5800, Page 165, amending Plat Book 5800, Page 1515, in the Register's Office of Davidson County, Tennessee; Charter recorded at Book 6031, Page 486, in the said Register's Office; Reservations, conditions, powers, easements, options, covenants, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Book 6207, Page 860 and Book 6072, Page 207, in the Register's Office including all exhibits attached thereto and incorporated therein by reference and /or any instrument creating the estate or estates hereby insured as shown on Schedule A hereof, and any other allied instrument referred to in and aforesaid instruments, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 3503 Chesapeake Dr. Nashville, TN 37207
(House Number) (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 my hand this 25th day of January, 2022.

Brenda P. Wynn

Brenda P. Wynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brenda P. Wynn** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of January, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22



Certificate of Authenticity

I, Joshua A. Terry, 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 1/25/22.

Affiant Signature

1/26/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/26/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON