Karen Johnson Davidson County
Batch# 817294 DEEDWARR
03/08/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220308-0026389

Name and Address of New Owner:
Lea Wilks
15 Decatur Avenue
Nashville, TN 37210

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09316038800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Roland Spencer and Timothy L. Wilson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lea Wilks, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly Thirty-five (35) feet of Lot Seven (7), Block "G" of the Hermitage Add., of record in Plat Book 57, Page 42 in the Register's Office for Davidson County, Tennessee; and being further described as follows:

Said Northerly 35 feet of Lot 7 lies on the East side of Decatur Street and extends back Easterly between parallel lines and along the Southerly margin of an alley 150 feet to an alley in the rear.

Being the same property conveyed to Roland Spencer and Timothy L. Wilson by Quitclaim Deed from R. Spencer Construction, Inc. dated December 19th 2009 and recorded December 28th 2009 of record in Instrument No. 20091228-0117205 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to R. Spencer Construction, Inc. by Warranty Deed from Metropolitan Development and Housing Agency dated August 14th 2006 and recorded August 17th 2006 of record in Instrument No. 20060817-0101666 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 15 Decatur Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of February, 2022.

Timothy L Wilson (SEAL)
Timothy L. Wilson

(SEAL)
Roland Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2022, before me personally appeared Timothy L. Wilson and Roland Spencer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of February, 2022.

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 23rd day of February, 2022.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/23/22 (date of document).

Affiant Signature

2/25/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212