Karen Johnson Davidson County
Batch# 821402 DEEDWARR
03/14/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220314-0029397

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

CRT File No. 220139264

ELISSA SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $640,000.00.

Josephine Sanchez
Affiant

Subscribed and sworn to before me, this 4th day of March, 2022.

Elissa Schmidt
Notary Public
My Commission Expires: 9/8/2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamila Walker 4004 Enchanted Way Nashville TN 37218	New Owner 4004 Enchanted Way Nashville, TN 37218	Tax Parcel ID No. 069 02 0 122.00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jamila Walker, Unmarried Woman**, ("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 Lot 14 as shown on the Plan of Enchanted Hills Section 13C, as of record in Book 6900, Page 713, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Andrei Lee, of record in Instrument No.20210927-0129307, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded September 27, 2021.

Joseph Spicer being one and the same as Joseph A. Spicer.
Juanita Spicer being one and the same as Juanita M. Spicer.

Being the same property conveyed to Andrei Lee, by Warranty Deed from Robert F. Vassall and wife, Althea Gravesandy Vassall, of record in Book 11755, Page 964, in the Register's Office of Davidson County, Tennessee, dated November 23, 1999 and recorded on November 24, 1999.

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 Enchanted Hills Section 13C, as recorded in Plat Book 6900, Page(s) 713.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7619, Page 414.

This is improved property located at 4004 Enchanted Way Nashville TN 37218

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 __ day of March, 2022.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, 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 31st day of March, 2022.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Holly A. Mason, 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 March 4th, 2022.

Affiant Signature

3/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of March, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25