WARRANTY DEED

Karen Johnson Davidson County
Batch# 828621 DEEDWARR
03/25/2022 11:11:54 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220325-0034738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022020040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joe Spicer and Juanita Spicer	Joe Spicer and Juanita Spicer	
(NAME) 2715 Delaware Ave	(NAME) ~~2715 Delaware Ave~~ 204 N. Main Street	092-10-0-255.00
(ADDRESS) Nashville, TN 37209	(ADDRESS) Goodlettsville, TN 37072 ~~Nashville, TN 37209~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($470,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE SUMMEY and CLS RENTAL PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE SPICER AND JUANITA SPICER, 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:

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled M.S. Pilcher's Resubdivision of Block "D" in M.B. and M.S. Pilcher's Resubdivision, of record in Plat Book 57, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CLARENCE SUMMEY, JR. AND CLS RENTAL PROPERTIES, LLC, by deed from C.B. HOWSE, JR., of record in Instrument No. 20190731-0075663, dated July 19, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2715 Delaware Ave, Nashville, TN 37209
(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.

Executed by my hand this the 21 of March, 2022.

CLS RENTAL PROPERTIES, LLC

BY: _____
CLARENCE SUMMEY, JR., SOLE MEMBER

STATE OF Tennessee

County OF DAVIDSON

Before me, Andre Johnson, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Clarence Summey, Jr. as Sole Member of CLS RENTAL PROPERTIES, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as Sole Member.

Witness my hand and official seal, this the 21st of March, 2022.

_____
Notary Public

My Commission Expires: 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed by my hand this the 21 of March, 2022.

BY: _____
CLARENCE SUMMEY, JR. Individually

STATE OF Tennessee

County OF DAVIDSON

Before me, Andre Johnson, a Notary Public for the County of DAVIDSON and State of Tennessee, do hereby certify that Clarence Summey, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of March, 2022.

_____
Notary Public

My Commission Expires 05-05-2025

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY