Karen Johnson Davidson County
Batch# 830683 DEEDWARR
03/29/2022 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220329-0036383

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-02-169
Parcel ID: 135 12 0B 126.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cody Spearman 2206 Nashboro Blvd Nashville, TN 37217	Same as New Owner	Map/Parcel 135 12 0B 126.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paula Beth Sanders, an unmarried woman,**("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Cody Spearman and Caroline Buck Spearman, husband and wife**, ("Grantee") all of her right, title and interest in and to that certain real property known as 2206 Nashboro Blvd, Nashville, TN 37217 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being Unit No. 126, on the Plan of Horizontal Property Regime, Private Elements Plat, Nashboro - Fairway Pointe of record as Instrument No. 20020820-0100664, 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 Paula Beth Sanders, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20030623-0086344, in the Register's Office of Davidson County, Tennessee, dated June 17, 2003 and recorded on June 23, 2003.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 18th day of March, 2022.

Paula Beth Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2022, before me personally appeared Paula Beth Sanders, 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 18th day of March, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Cheatham)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 319,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of March, 2022.

Notary Public
My commission expires: 2.5.25

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic 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 3/18/22 (date of document).

L. Broner McCoy
Date: 3/18/22

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 18th day of March, 2022.

NOTARY PUBLIC
My Commission expires: 2.5.25

