Karen Johnson Davidson County
Batch# 840855 DEEDWARR
04/18/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220418-0044243

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340141**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Rutherford) The actual consideration or value, whichever is greater, for this transfer is: $320,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2022. Notary Public My Commission Expires: 11/4/24

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rebecca A. Jensen 310 Janette Avenue Goodlettsville TN 37072	Wells Fargo 1 Home Campus #2 Des Moines, IA 50328	Tax Parcel ID No. 033 08 0 090.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rebecca A. Jensen,** a single person, ("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 No. 326 on the Plan of Gatewood, Section 2, of record in Plat Book 3700, Pages 144 and 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 110.34 feet on the Southerly side of Janette Avenue and extend back 161.9 feet on the Easterly line and 157.42 feet on the Westerly line to a dead line and measures 58 feet.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Estate of William G. Fykes, of record in Instrument No. 20210819-0112608, in the register's office of Davidson County, Tennessee, dated August 17, 2021 and recorded on August 19, 2021.

Being the same property conveyed to William G. Fykes, single man, by Warranty Deed from Margaret Nancy Heaney, unmarried, of record in Instrument No. 20170901-0090098, in the register's office of Davidson County, Tennessee, dated August 31, 2017 and recorded on September 01, 2017. The said William G. Fykes appears to have died on or about November 5, 2019, leaving a Probate at Docket No. 20P133, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointing Robert W. Troutt as Executor of the Estate of William G. Fykes. See Exhibit "A" attached hereto and made apart thereof. See also affidavit of Heirship of record in Instrument No. 20210819-0112607, said Register's Office.

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.

City of Goodlettsville taxes for the year 2022 and thereafter, for tax parcel identification number 033 08 0 090.00, 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 Gatewood Section 2, as recorded in Plat Book 3700, Page(s) 144 and 145; .
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4179, Page 488.

This is improved property located at 310 Janette Avenue Goodlettsville TN 37072

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 8th day of April, 2022.

Joe 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, Joe 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 8th day of April, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Record & Return:
Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129
2-16596-LM

Certificate of Authenticity

I, **Loren Manderson**, do hereby make oath that I am 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 4-8-22

Affiant Signature

4-8-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8 **day of** April, 2022.

Notary's Signature

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 11-6-24

Notary's Seal