Karen Johnson Davidson County
Batch# 860656 DEEDWARR
05/23/2022 12:27:39 PM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20220523-0059605

~~Prepared By & Return To:~~
~~Southern Title, LLC~~
~~145 Anderson Lane, Suite C~~
~~Hendersonville, TN 37075~~
~~2210768~~

Box 14
35800-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

William Tyler Spehr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of May, 2022

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Commission Expires: 12/14/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Tyler Spehr	U.S. Bank National Association	073-13-0Y-002.00 CO
2723 B Mailan Drive	P.O. Box 20005	
Nashville, TN 37206	Owensboro, KY 43204-0005	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dennis Autry, an unmarried man and Brian Maggart, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Tyler Spehr, a single man

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 Unit No. B on the Plan of Mailan Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Mailan Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200818-0092535, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "C". Reference is hereby made to the Plan of Homes at 2723 Mailan Drive, shown on Exhibit "D" to the Declaration of Covenants of record in Instrument No. 20200818-0092535, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING PART OF the same property conveyed to Dennis Autry, an unmarried man and Brian Maggart, a married man, as tenants in common, by Warranty Deed from Marsha Gupton, Sole Heir of The Estate of Martha B. Gupton, dated 6/12/2020 and recorded 6/23/2020 in Instrument Number 20200623-0067628, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantors, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2723 B Mailan Drive, Nashville, TN 37206.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of May, 2022.

Dennis Autry

Brian Maggart

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dennis Autry and Brian Maggart** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of May, 2022

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024