Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-17037-SC

Karen Johnson Davidson County
Batch# 860759 DEEDWARR
05/23/2022 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220523-0059737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Eddie D. Chisholm
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2022.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eddie D. Chisholm 522 Fairlane Drive Nashville, TN 37211	SWBC Mortgage Corp. 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	118 04 0 104.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Doris Jean Spray, a widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eddie D. Chisholm, a single man** hereinafter called the Grantee(s), his/her/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 No. 34 on the Plan of Section Two, Hurdwood Heights Subdivision, of record in Plat Book 2330, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 100 feet on the Northerly side of Fairlane Drive and runs back 100 feet on the Westerly line and 99 feet on the Easterly line to a broken line measuring 103.9 feet thereon.

Being the same property conveyed to Harold Spray and wife, Doris Spray, by Warranty Deed from Charles E. Taylor and wife, Sandra Louise Taylor, of record in Book 9002, page 665, in the Register's Office of Davidson County, Tennessee, dated July 01, 1993 and recorded on July 02, 1993. The said Harold Spray having since died on May 09, 2017, therefore Doris Spray being sole owner by tenancy by the entirety. Also see Affidavit of Heirship of record in Instrument No. 20170816-0084217, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **522 Fairlane Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 17th day of May, 2022.

GRANTOR:

Doris Jean Spray

Doris Jean Spray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doris Jean Spray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of May, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-16-2024

202205230059737

Certificate of Authenticity

I, Storey Carver, 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 May 17, 2022.

Storey Carver
Affiant Signature

5/17/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of May 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

