THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340319

Karen Johnson Davidson County
Batch# 866412 **DEEDWARR**
06/02/2022 01:05:10 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20220602-0063865

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 31st day of May, 2022.

A Woodard
Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ali A. Salaam and Linda M. Salaam 4153 Boyd Drive Nashville TN 37218	New Owner	Tax Parcel ID No. 059 05 0 033.00

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, **Joseph Spicer and wife, Juanita Spicer** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali A. Salaam and Linda M. Salaam, husband and wife**, ("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. 96, on the Plan of Buena Vista Estates, Section 3, of record in Plat Book 4175, Page 139, Register's Office for Davidson County, TN, to which Plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Joseph Spicer and wife, Juanita Spicer, by Warranty Deed from Leland D. Watts, married, of record in Instrument No. 20120629-0057082, in the Register's Office of Davidson County, Tennessee dated June 25, 2012 and recorded on June 29, 2012.

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.

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 Buena Vista Estates, Section 3, as recorded in Plat Book 4175, Page(s) 139.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4435, Page 92.

This is improved property located at 4153 Boyd Drive Nashville TN 37218

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 31st day of May, 2022.

Joseph 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, Joseph 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 31st day of May, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

