37B

Karen Johnson Davidson County
Batch# 869415 DEEDWARR
06/10/2022 10:13:31 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220610-0066202

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$370,000.00**

Subscribed and sworn to before me this 8th day of June, 2022.

Notary Public **Affiant**

My Commission Expires 3/3/26

COUNTY OF DAVIDSON NOTARY PUBLIC TENNESSEE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Garrett Reece Northcutt & Benjamin B Northcutt 302 KEMPER DR MADISON, TN 37115	LOWER LLC dba HOMESIDE FINANCIAL 8621 ROBERT FULTON DR COLUMBIA, MD 21046	042-13-0-010.00 #150

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DAVID W. SPRAGENS, UNMARRIED,** has this day bargained and sold, and does hereby transfer and convey unto the said **GARRETT REECE NORTHCUTT, UNMARRIED MAN AND BENJAMIN B NORTHCUTT, MARRIED MAN, AS JOINT TENANTS,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Section Two, Kemper Heights of record in Plat Book 2331, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Spragens, unmarried by Warranty deed from Lewis D. Wallace, Jr., a single man, and Nyoka K. Wallace, a single woman of record in Instrument No. 20080725-0076344 Register's Office for Davidson County, Tennessee, dated July 15, 2008 and recorded on July 25, 2008.

This is improved property, known as: 302 Kimper Dr Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 8th day of June, 2022.

DAVID W. SPRAGENS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mary Birchright a Notary Public in and for said County and State, **DAVID W. SPRAGENS**, the within named Bargainor, 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 Goodlettsville, Tennessee, this the 8th day of June, 2022.

NOTARY PUBLIC

My Commission Expires: _____

MARY BIRCHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023