WARRANTY DEED

Karen Johnson Davidson County
Batch# 873772 DEEDWARR
06/17/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20220617-0069762

File No. EM-22-2109

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eldon R. Spraker	**New Owner**	
(NAME)	(NAME)	
1336 Pennock Avenue	**335B Duke St**	071-15-0-148.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Georgina Ramont Boatfield, heir at law of George Lamar Goodpaster and Betty Ray Goodpaster**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eldon R. Spraker, a single man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davison County, State of Tennessee, as follows:

Lot Nos. 306, 307 and 308 on the Plat of the Highland Land Company's Subdivision as of record in Book No. 421, Page 14 of the R. O. D. C. Tennessee. Said Lots Nos. 306, 307 and 308 front Twenty Five (25) feet each on the Westerly side of Pennock Avenue, and runs bank between parallel lines 175 feet to an Alley.

Being the same property conveyed to R. H. Netherton and wife, Clyde Netherton, by Deed from A. G. Caldwell and wife, Ruby Caldwell, of record in Book 1199, Page 64, Register's Office for Davidson County, Tennessee, dated May 17, 1941 and recorded on May 19, 1941. The said R. H. Netherton subsequently died on June 21, 1975, thereby vesting Clyde Netherton as surviving tenant. The said Clyde Netherton subsequently died intestate on December 07, 1980, thereby vesting title into her sole surviving heir: Betty Ray Goodpaster. SEE ALSO: Affidavits of Heirship recorded at Instrument Nos. _____20220617006975 9__ and _____20220617006976 0__, said Register's Office. 20220617006976 1

Betty Ray Goodpaster subsequently died intestate, a widow, on July 12, 2010, thereby vesting title into her heirs at law: Georgiana Boatfield (daughter) and George Lamar Goodpaster (son), each as to a 50% undivided interest in the subject property. SEE ALSO: Affidavits of Heirship of record at Instrument Nos. _____20220617006975 9_____ and _____20220617006976 0_____, said Register's Office. 20220617006976 1

George Lamar Goodpaster died intestate on 2/2/2022, being unmarried and having no surviving children, thereby vesting ownership into his heir at law, his

sister: Georgiana Boatfield.

Being also known as 1336 Pennock Avenue, Nashville, Tennessee 37207.

This is property more commonly known as 1336 Pennock Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever 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/our hand this 9th day of June, 2022.

Georgina Ramont Boatfield
Georgina Ramont Boatfield

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton
QMB

On this 9th day of June, 2022, before me personally appeared Georgina Ramont Boatfield, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2022.

Quintina M. Bonds Quintina M. Bonds
Notary Signature
My commission expires:
7-12-2025

QUINTINA M. BONDS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 7-12-2025

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or 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 6/9/22.

Date

Emily Manno

Affiant Signature

6/9/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of June, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON