Name and Address of New Owner:
Arthur Blackburn
1435 Litton Avenue
Nashville, TN 37216

Send Tax Bills To:
Arthur Blackburn

Karen Johnson Davidson County
Batch# 879080 DEEDWARR
06/27/2022 03:38:30 PM 8 pgs
Fees: $43.00 Taxes: $1,095.20
20220627-0073762

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 072 11 0 047.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jason Spencer heir of June Haskins, Deidra Spencer heir of June Haskins, and John Spencer, Jr. heir of June Haskins** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arthur Blackburn,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING THE WESTERLY PART OF LOTS NOS. 15, 16, 17 AND 18 ON THE PLAN OF GLENMEADE SUBDIVISION, AS OF RECORD IN PLAT BOOK 974, PAGE 32, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Being the same property conveyed to Jason Spencer, Deidra Spencer, and John Spencer, Jr. by Affidavits of Heirship from June Haskins, recorded on February 23, 2022, of record in Instrument Nos. 202202230020449 and 202202230020450, Register's Office for Davidson County, TN.

Being the same property conveyed to June L. Haskins, an unmarried woman by Warranty deed from Thomas Ray Vick, Sr., a married man of record as (book) 10333 / (page) 773, in the Register's Office for Davidson County, Tennessee, dated January 24, 1997 and recorded on January 30, 1997; Re-Recorded on June 13, 2002 as Instrument No. 20020613-0072151.

The said June L. Haskins, has since departed this life leaving title vested as the Estate of June L. Haskins.

Being also known as 1435 Litton Avenue, Nashville, TN 37216/ Parcel No. 072 11 0 047.00

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

_____(SEAL)
Jason Spencer heir of June Haskins

_____(SEAL)
Deidra Spencer heir of June Haskins

John Spencer(SEAL)
John Spencer, Jr. heir of June Haskins

STATE OF TN
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Jason Spencer heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TN
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Deidra Spencer, heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires:

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF Texas
COUNTY OF Bexar

On this 10th day of June, 2022, before me personally appeared John Spencer Jr, heir of June Haskins, 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 10th day of June, 2022.

Moniqua Dunbar
Notary Signature
My commission expires: 6/25/2022

MONIQUA DUNBAR
Notary Public
State of Texas
ID # 132065879
Comm. Expires 6/25/2023

MONIQUA DUNBAR
Notary Public
State of Texas
ID # 132065879
Comm. Expires 6/25/2023

AFFIDAVIT OF VALUE

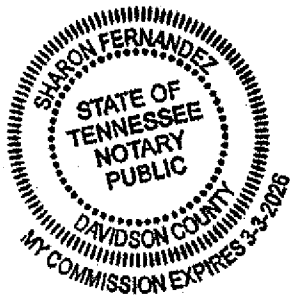
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $296,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of June, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4190-AN



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

_____(SEAL)
Jason Spencer heir of June Haskins

Deidra Spencer (SEAL)
Deidra Spencer heir of June Haskins

_____(SEAL)
John Spencer, Jr. heir of June Haskins

STATE OF TN
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared Jason Spencer heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires:

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of June, 2022, before me personally appeared Deidra Spencer, heir of June Haskins, 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 10th day of June, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

STATE OF TN
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared John Spencer Jr, heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

AFFIDAVIT OF VALUE

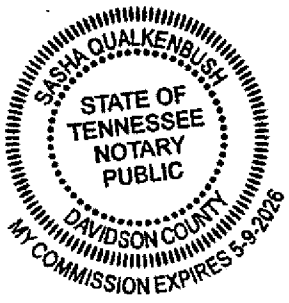
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $296,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of June, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4190-AN



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of June, 2022.

Jason Spencer HEIR OF June Haskins (SEAL)
Jason Spencer heir of June Haskins

_____ (SEAL)
Deidra Spencer heir of June Haskins

_____ (SEAL)
John Spencer, Jr. heir of June Haskins

STATE OF Texas
COUNTY OF Denton

On this 10th day of June, 2022, before me personally appeared Jason Spencer heir of June Haskins, 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 10th day of June, 2022.

Ebonie Clarke
Notary Signature
My commission expires: 8-30-2024

EBONIE CLARKE
Notary ID #130801603
My Commission Expires
August 30, 2024

STATE OF _____
COUNTY OF _____

On this 10th day of June, 2022, before me personally appeared Deidra Spencer, heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TN
COUNTY OF DAVIDSON

On this 10th day of June, 2022, before me personally appeared John Spencer Jr, heir of June Haskins, 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 10th day of June, 2022.

Sharon Fernandez
Notary Signature
My commission expires: 3/3/26

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $296,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of June, 2022.

Notary Public
My commission expires: 8/30/2024
File No. 2022-4190-AN

EBONIE CLARKE
Notary ID #130801603
My Commission Expires
August 30, 2024

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 6/10/22 (date of document).

Affiant Signature

6/13/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026