RECORDING INFO	STATE OF TN) COUNTY OF Robertson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $354,000.00. Affiant Sworn to and subscribed before me this 5th day of August, 2022 Patti Robitaille Notary Public My Commission Expires:
Karen Johnson Davidson County Batch# 899830 DEEDWARR 08/05/2022 03:17:30 PM 4 pgs Fees: $23.00 Taxes: $1,309.80 20220805-0089518	
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-01-2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Andrew Bestick and Jessica Crowder 203 Blanchard Place Nashville, TN 37214	Eustis Mortgage Corporation 798 S. Rampart Street New Orleans, LA 70113	095-04-0-146.00

THIS GENERAL WARRANTY DEED is made and effective as of the 5th day of August, 2022 (the "***Effective Date***"), by and between:

BELINDA SPRAY ("***Grantor***"); and

ANDREW BESTICK , AN UNMARRIED MAN, AND JESSICA CROWDER, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORHIP ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "*Property*"):

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Eva-Mor Heights of

record in Plat Book 1424, Page 149, 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 Barbara J. Lane, unmarried by Warranty Deed from Belinda S. Spray, unmarried of record in Instrument No. 20081017-0104776 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on October 17, 2008.

Being the same property conveyed to Belinda S. Spray by Grant Deed from Barbara Lane, a single person of record in Instrument No. 20180906-0088342 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 06, 2018.

Being the same property conveyed to Belinda Spray by Quitclaim Deed from Barbara Lane, a single person of record in Instrument No. 20191008-0103048 Register's Office for Davidson County, Tennessee, dated September 30, 2019 and recorded on October 08, 2019.

This is improved property commonly known as 203 Blanchard Place, Nashville, TN 37214.

This conveyance is being made subject to (i) taxes for the year 2022, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

2. Easements or claims of easements not shown by the Public Records.

3. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Belinda Spray

Belinda Spray

STATE OF Michigan)
COUNTY OF Muskegon)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, BELINDA SPRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2022.

MICHELLE L. BOURDON NOTARY PUBLIC MUSKEGON COUNTY, MI

Michelle L. Bourdon
Notary Public, Muskegon County, MI
My commission Expires May 19, 2026

Michelle L Bourdon
Notary Public

My Commission Expires: 5-19-26

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 5th day of August, 2022 (date of document).

Affiant Signature

Date: August 5, 2022

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 5th day of August, 2022.

Patti Robitaille
Notary Public

My Commission Expires: _____

