Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MEVP 22-6617

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-07-305
Parcel ID: 129 10 0 051.00

Karen Johnson Davidson County
Batch# 901193 DEEDWARR
08/09/2022 02:32:07 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20220809-0090620

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Jacob May and Lolita Hamilton 6617 Ellesmere Road Nashville, TN 37205	~~Jacob May~~ new owner	Map/Parcel 129 10 0 051.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Neal G. Spielberg and Tina R. Spielberg, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Jacob May, married, and Lolita Hamilton, married, as tenants in common**, ("Grantee") all of right, title and interest in and to that certain real property known as 6617 Ellesmere Rd, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 49 and the Westerly portion of Lot 48, on the Plan of West Meade Park, Inc. Section 3, of record in Plat Book 3300, Page 23, amended in Book 4204, Page 830, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning with a point on the Southeasterly margin of Ellesmere Road at the corner of Lot Nos. 49 and 50; thence with said road, Northeasterly 182.6 feet; thence South 39 degrees 30 minutes East 430.2 feet; thence South 27 degrees 41 minutes West 22.9 feet to the corner of Lot Nos. 48 and 49; thence South 81 degrees 36 minutes West 72 feet; thence South 25 degrees 51 minutes West 64.3 feet to the corner of Lot Nos. 49 and 50; thence with the same, North 45 degrees 18 minutes West 422.7 feet to the point of beginning. Being the same property conveyed to Neal G. Spielberg and wife, Tina R. Spielberg, by Warranty Deed from A. L. Harris and wife, Bobbie S. Harris, of record in Book 9412, Page 683, in the Register's Office for Davidson County, Tennessee, dated July 18, 1994 and recorded on July 20, 1994.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 4th day of August, 2022.

Neal G. Spielberg

Tina R.Spielberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2022, before me personally appeared Neal G. Spielberg and Tina R.Spielberg, 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 4th day of August, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 750,000.00, 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 4th day of August, 2022

Notary Public
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024