Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 24 day of August, 2022.

Notary Public
My commission expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 908518 DEEDWARR
08/26/2022 09:44:59 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20220826-0096391

Address of New Owner:	Send Tax Bills to:	Tax Information
Joe Spicer	New Owner	018-15-0-005.00
204 North Main Street		
Goodlettsville, TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Molly A Bond, Trustee of Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Joe Spicer and Juanita Spicer, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the plan of the 2nd Revision of the Moncrief Subdivision, not of record, described according to a survey by John Kohl, dated August 4, 1967, as follows:

Beginning at a point on the westerly margin of Moncrief Avenue at an iron pin, common corner of Lot No. 78; thence with the curve of Moncrief Avenue in a southwesterly direction 115.6 feet to an iron pin; thence North 60 degrees West 177.5 feet to an iron pin; thence North 8 degrees 22' East 124 feet to an iron pin and corner of Lot No. 78 thence with the line between Lots 77 and 78, South 59 degrees 45' East 259.6 feet to the point of beginning.

Being the same property conveyed to Johnnie Bond, Jr. and wife, Molly Ann Bond by Warranty Deed from Alease J. Hagwood, an unmarried person, dated December 9, 1993 of record in Book 9179, page 409, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed Molly Ann Bond by Quitclaim Deed from Johnnie Bond, Jr. dated September 13, 1995 of record in Book 9824, pge 434, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Johnnie C. Bond, Jr. or Molly A. Bond, Trustees of The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust dated March 3, 2009 by Quitclaim Deed from Molly (Ann) A. Bond dated March 3, 2009, of record as Instrument No. 20090305-0019799, Register's Office for Davidson County, Tennessee. Said Johnnie C. Bond, Jr. having since died on May 4, 2019 as shown by Affidavit of record as Instrument No. 20200915-0105016, Register's Office for Davidson County, Tennessee. Therefore, Molly A. Bond is the sole trustee of the trust.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 542 Moncrief Ave. Goodlettsville. TN 37072

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). their heirs and assigns. forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple. has a good right to convey it, and the same is unencumbered. unless otherwise herein set out. Grantor(s) do further covenant and bind themselves. their heirs. assigns and representatives. to warrant and forever defend the title to said land to said Grantee(s). 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 hand this the 24th day of August, 2022.

Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009

Molly A. Bond

By: Molly A Bond
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Molly A. Bond, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees (or other officer authorized to execute the instrument) of the **Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 3, 2009**, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 24th day of August, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022087518