THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Shelby
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5033-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 440,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2022. Notary Public MY COMMISSION EXPIRES: September 30, 2024 (AFFIX SEAL)
Return to Ready Signing & Closing Svcs 3355 Poplar Ave. Ste 110 Memphis, TN 38111 901-729-7558	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth J. Gipson	Ruth J. Gipson	
242 Stoners Glen Court	242 Stoners Glen Court	075-15-0A-242.00-CO
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Stephen W. Spalding (also known as Stephen Wayne. Spalding, Sr. a single person**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth J. Gipson, a single person/man/woman**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot/Unit No. 242, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Spalding and wife, Gwendolyn W. Spalding by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20021223-0158193 Register's Office for Davidson County, Tennessee, dated December 18, 2002 and recorded on December 23, 2002. Gwendolyn W. Spalding has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **242 Stoners Glen Court, Hermitage, TN 37076**

Karen Johnson Davidson County
Batch# 911219 **DEEDWARR**
09/01/2022 09:13:23 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220901-0098507

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, hir heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 26 day of August, 2022.

Stephen W Spalding by _____ Attorney-in-fact

Stephen W. Spalding by Stephen Wayne Spalding, Jr., his attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stephen Wayne Spalding, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stephen W. Spalding**, as his Attorney in Fact, as the free act and deed of the within named Stephen W. Spalding.

Witness my hand and official seal this the 26 day of August, 2022.

My Commission expires 1-8-24

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE