THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842316** Karen Johnson Davidson County Batch# 911987 DEEDWARR 09/02/2022 11:09:54 AM 2 pgs Fees: $13.00 Taxes: $980.50 20220902-0099245	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $265,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2022. Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 16, 2024

WARRANTY DEED

Address New Owner: Danny Blackshear and Lisa Blackshear 1411 Oakland Ave. Madison, TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 060 01 0 170.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danny D. Blackshear and Lisa Ann Blackshear, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 106, as shown on the map entitled the Plan of Section One, Golden Valley Estates, of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from CLS Rental Properties, of record in Instrument No. 20220325-0034735, in the Register's Office of Davidson County, Tennessee, dated March 21, 2022 and recorded on March 25, 2022.

Being the same property conveyed to CLS Rental Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Eunice J. Hyde, surviving tenant by the entirety, of record in Instrument No. 20210802-0103606, in the Register's Office of Davidson County, Tennessee, dated July 28, 2021 and recorded on August 2, 2021.

Being the same property conveyed to Eunice J. Hyde and wife, Reta L. Hyde, by Warranty Deed from H. T. Cobb, Sr., of record in Book 7026, Page 655 , in the Register's Office of Davidson County, Tennessee, dated October 29, 1986 and recorded on October 31, 1986. The said Reta L. Hyde died on June 18, 2003, leaving Eunice J. Hyde as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Golden Valley Estates, as recorded in Plat Book 4175, Page(s) 142.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4447, Page 108 as amended in Book 4447, Page 594.

This is improved property located at 3120 Ewingdale Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2022.

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Spicer and Juanita Spicer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026