Karen Johnson Davidson County
Batch# 917041 DEEDWARR
09/15/2022 11:01:59 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20220915-0103011

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842275**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whiche for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Joe Spicer and Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 032 09 0 040.00

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, **Isaac L. Lester and wife, Eileen Lester** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe Spicer and Juanita Spicer, 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 No. 121 on the Plan of Section One, Quail Ridge of record in Plat Book 6250, Page 396, said Plat being Revised in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Northerly margin of Indian Sumner Drive, said point being a common front corner with Lot No. 122 on said plan; thence running N 5 58' E, a distance of 212.0 feet to a point, said point being a common rear corner with Lot No. 122; thence running S 84 02' E, a distance of 94.34 feet to a point; thence running S 05 58' W, a distance of 212.0 feet to a point on the Northerly margin of Indian Summer Drive; thence running in a Westerly direction along the margin of Indian Summer Drive, 94.34 feet to a point, said point, said point being the point of beginning.

Being the same property conveyed to Isaac L. Lester and wife, Eileen Lester, by Warranty Deed from J. Gerald Parmer and wife, Montine E. Parmer of record in Book 9354, Page 593, in the Register's Office of Davidson County, Tennessee, dated May 20, 1994 and recorded on May 24, 1994.

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, Quail Ridge, as recorded in Plat Book 6250, Page 396; as Revised in Plat Book 6900, Page 300.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6969, Page 70.
Easement for the flow of the waters of Unknown, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4849 Indian Summer 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 13th day of September, 2022.

Isaac L. Lester by Audrey Brown Attorney-in Fact
Isaac L. Lester by Audrey Brown, Attorney-in-Fact

Eileen Lester by Mike Lester, Attorney-in-fact
Eileen Lester by Mike Lester, 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, Audrey Brown, 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 for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Isaac L. Lester and that she is authorized by Isaac L. Lester to execute this instrument on his behalf.

Witness my hand, at office, this 13th day of September, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mike Lester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Eileen Lester and that he is authorized by Eileen Lester to execute this instrument on her behalf.

Witness my hand, at office, this 13th day of September, 2022.

Jacqueline G Brown
Notary Public
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY