Karen Johnson Davidson County
Batch# 926650 DEEDWARR
10/06/2022 10:45:07 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20221006-0110259

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 gr
this transfer is $278,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October 2022.

Notary Public
My commission expires: _____

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd., Suite 130
[illegible]ville TN 37215

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joe Spicer 204 North Main St Goodlettsville, TN 37072	New owner	059-15-0A-045.00

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, **Galen Crittenden, an unmarried man,** 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. 146, Chateau Valley, Phase I, as shown on plat of record in Plat Book 6900, pages 893, 894 and 895, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Shayanne M. Crittenden and Gayland Crittenden, wife and husband, by Warranty Deed from Sandra R. Glenn and Louis Burnett, wife and husband, dated March 29, 2013 of record as Instrument No. 20130401-0031174, Register's Office for Davidson County, Tennessee. The said Shayanne M. Crittenden having since died on July 13, 2017 vesting fee simple title to the surviving spouse, Gayland Crittenden. The name of Gayland Crittenden was misspelled on the Warranty Deed. His name has been corrected to reflect the correct spelling.

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 3116 Chateau Valley Dr, Nashville, TN 37207.

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 4th day of October, 2022.

Galen Crittenden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Galen Crittenden,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 3rd day of October, 2022.

Notary Public

My Commission expires: 6.17.2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022097567