WARRANTY DEED

Karen Johnson Davidson County
Batch# 931934 DEEDWARR
10/20/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $11,840.00
20221020-0114477

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 10/19/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4205

37289

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joshua D. Travis and Ashley H. Travis	First Community Mortgage	130 03 0 176.00
4307 Sunnybrook Drive	262 Robert Rose Drive Ste 200	
Nashville, TN 37205	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

John Mark Spivey, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua D. Travis and wife, Ashley H. Travis,

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, TO-WIT:

Real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Lot 9, Block 10, A Resubdivision of a part of Royal Oaks Subdivision by John Calhoun, as shown on plat of record in Plat Book 547, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Mark Spivey, by deed dated 02/22/2016, and recorded 02/22/2016, from Blalock Homes, LLC, a Tennessee limited liability company and Robert W. Spining, of record in Instrument Number 20160222-0016572 and being the same property conveyed to ELJack Custom Homes LLC, A Tennessee Limited Liability Company, by deed dated 09/13/2018, and recorded 10/15/2018, from John Mark Spivey, of record in Instrument Number 20181015-0101578 and being the same property conveyed to John Mark Spivey, married, by deed dated 04/13/2020, and recorded 04/22/2020, from ElJack Custom Homes, LLC., a Tennessee limited liability company, of record in Instrument Number 20200422-0042251, Register's Office for Davidson County, Tennessee.

Hunter Spivey joins in the execution of this instrument for the purpose of conveying her interest, marital or otherwise, in the above described property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4307 Sunnybrook Drive Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 on October 19, 2022.

John Mark Spivey

Hunter Spivey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John Mark Spivey and Hunter Spivey, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 19, 2022.

Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2022-4205

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 10/19/22

GEORGE E. MUDTER, JR.
Dated 10/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 10/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

