When recorded, return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste. 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-19407-KS

Karen Johnson Davidson County
Batch# 932423 DEEDWARR
10/21/2022 10:25:35 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20221021-0114758

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$274,000.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of October, 2022.

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 2, 2025

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Holli D. Harrison 1522 Lewis Road Nashville, TN 37115	Holli D. Harrison 1522 Lewis Road Nashville, TN 37115	051-10-0A-101-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Joann Paulette Welch and Mitchell Henry Spradlin, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Holli D. Harrison, a single 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:

Land in Davidson County, Tennessee, being Lot No. 1522 on the Plan of Oakland Trace P.U.D. of record in Plat Book 6250, Page 906, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitchell Henry Spradlin, an unmarried man and Joann Paulette Welch, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from Melanie L. Moore, unmarried of record as Instrument No. 20190808-0079195 in the Register's Office for Davidson County, Tennessee, dated August 2, 2019 and recorded on August 8, 2019. Also see Scrivener's Affidavit, recorded April 1, 2022, of record in Instrument No. 20220401-0037926, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1522 Lewis Road, Nashville, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year **2022**, a lien now due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying her prorated share thereof to the Grantor who will be responsible for payment of said taxes at closing; 2) all applicable zoning ordinances; 3) utility, sewer, drainage, and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of October, 2022.

GRANTOR:

Joann Paulette Welch

Mitchell Henry Spradlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joann Welch and Mitchell Spradlin, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of October, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024