THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220942653

Karen Johnson Davidson County
Batch# 935061 DEEDWARR
10/28/2022 10:54:26 AM 2 pgs
Fees: $13.00 Taxes: $3,737.00

20221028-0116729

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,010,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2022.

Notary Public
My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James T. Spence, III. 2300 Oxford Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117 02 0E 001.00

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, **Stephen J. Brandt and Rebecca L. Shattuck-Brandt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James T. Spence, III.**, ("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 Unit A, together with the respective interests in the common area, as set out in the Master Deed of Oxford Road Condominiums, of record in Book 8253, Page 851, Register's Office for Davidson County, Tennessee, a plan being attached thereto as Exhibit D, as amended by addendum to the Master Deed recorded January 29, 1991 in Book 8283, Page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen J. Brandt and Rebecca L. Shattuck-Brandt, husband and wife, by Warranty Deed from Prentice Carl Marsh and Joan D. Ryan Marsh, of record in Instrument No. 20100621-0048088, in the Register's Office for Davidson County, Tennessee, dated June 18, 2010 and recorded on June 21, 2010.

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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Oxford Road Condominiums of record in Book 8253, Page 851, as amended by Addendum to Master Deed instrument(s) of record in Book 8283, Page 198; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2300 Oxford Road Nashville TN 37215

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 26th day of October, 2022.

Stephen J. Brandt

Rebecca L. Shattuck-Brandt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen J. Brandt and Rebecca L. Shattuck-Brandt, 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 26th day of October, 2022.

Notary Public

My Commission Expires: _____

