This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

RETURN TO:
WORLDWIDE RECORDING, INC.
9001 W. 67th ST.
MERRIAM, KS 66202
1-800-316-4682
22WR21818

Karen Johnson Davidson County
Batch# 935460 DEEDWARR
10/31/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20221031-0117026

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater for this transfer is: $265,000.00

Affiant Signature

Subscribed and sworn to before me on this the 24 Day of Oct, 2022

Notary Public Shawn Stevens

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Katherine Carrie Spiker
247 Timberway Dr.
Nashville, TN 37214

SEND TAX BILLS TO:
Katherine Carrie Spiker
247 Timberway Dr.
Nashville, TN 37214

MAP AND PARCEL NUMBER: Tax ID # 108070B14300CO

WARRANTY DEED

22NT01384

Effective the 24 Day of Oct., 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tommy Prewitt, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Katherine Carrie Spiker, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Montgomery County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 143 of Timber Lake Condominiums created under Title 66, Chapter 27, Section 1010. et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6549, Page 475, and by Instrument of Clarification at Book 6561, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property as conveyed to Tommy Prewitt, unmarried by Warranty Deed from Sandra M. Reynolds, unmarried dated 06/25/2004 recorded 05/30/2004 in Book NA, Page NA, as Document Number 20040630-0077569, Register's Office for Davidson County, TN.

This is an improved property commonly known as: 247 Timberway Dr, Nashville, TN 37214-4264

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24 day of October, 2022

Tommy Prewitt

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tommy Prewitt**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public Patrick J Miller

My commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tiffany Filliman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/24/2022 (date of document).

Tiffany Filliman
Affiant Signature

10/28/2022
Date

State of Kansas

County of Johnson

Sworn to and subscribed before me this 28 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 06-01-2025

NOTARY'S SEAL

NOTARY PUBLIC - State of Kansas
NIKKI L HENSLEY
My Appt. Expires 06-01-2025