

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$459,000.00.**

Affiant

Subscribed and sworn to before me, this the 1ST day of December, 2022.

Notary Public

My commission expires: 5-9-2023

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SCOTTY HAYNES	**NEW OWNER**	147-10-0-172.00
2721 Wortham Avenue		Karen Johnson Davidson County Batch# 947066 DEEDWARR 12/02/2022 12:19:30 PM 3 pgs
Nashville, TN 37215		Fees: $18.00 Taxes: $1,698.30 20221202-0126295

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KATIE E. OSBORN, NOW KNOWN AS KATIE OSBORN SPIRKO AND JEFFERY M. SPIRKO, WIFE AND HUSBAND**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTTY HAYNES

HEREINAFTER CALLED THE GRANTEES, 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(s) 44, as shown on the map entitled Parkview Estates, Section 2, of record in Book 3700, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KATIE E. OSBORN AND JEFFERY M. SPIRKO, WIFE AND HUSBAND, by deed from LINDA RICHARDSON THERBER, of record as Instrument No. 20190729-0074412 dated July 19, 2019, and name corrected to Jeffery M. Spirko in Instrument No. 20191021-0107256, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 551 Bonerwood Drive, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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/our hand(s) this 1ST day of December, 2022.

Katie Osborn Spirko

KATIE OSBORN SPIRKO

Jeff M S

JEFFERY M. SPIRKO

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **KATIE OSBORN SPIRKO AND JEFFERY M. SPIRKO, WIFE AND HUSBAND,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of December, 2022.

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 5-9-2023

I, Emily Prophet, 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 12-1-22 (date of document).

Affiant Signature

12-2-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

