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

**CRT File No. 221243176**

Karen Johnson Davidson County
Batch# 952804 DEEDWARR
12/19/2022 09:36:48 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20221219-0130664

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of December, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sky Houses Inc<br>2505 Hester Court<br>Nolensville, TN 37135 | New Owner | Tax Parcel ID No.<br>093 16 0 352.00 |

**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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sky Houses Inc**, ("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 Lot(s) 15, as shown on the map entitled on Block C on the Plan of the Hermitage Addition to Nashville, of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said Lot No. 15 fronts 50 feet on the Easterly side of Donelson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Joe Spicer and Juanita Spicer, Husband and Wife, by Warranty Deed from Clarence Summey, of record in Instrument No. 20221006-0110248, in the Register's Office of Davidson County, Tennessee, dated October 03, 2022 and recorded on October 06, 2022.

Being the same property conveyed to Clarence Summey, by Warranty Deed from Anna Davis Rucks, of record in Instrument No. 20150721-0071511, in the Register's Office for Davidson County, Tennessee, dated July 16, 2015 and recorded on July 21, 2015.

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.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hermitage Addition to Nashville, as recorded in Plat Book 57, Page(s) 43.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 67 Donelson Street Nashville TN 37210

**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 16th day of December, 2022.

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Spicer and Juanita Spicer, 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 16th day of December, 2022.

Notary ~~Public~~
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2025