# WARRANTY DEED

Karen Johnson Davidson County
Batch# 958788 DEEDWARR
01/06/2023 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20230106-0001270

File #22-DM-0513-VIBE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Tammy Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Sandra Galvez-Caceres** | First Community Mortgage Inc. | |
| (NAME) | (NAME) | |
| **434 Clarkston Dr.** | 262 Robert Rose Dr. | **043 13 0 138.00** |
| (ADDRESS) | (ADDRESS) | |
| **Smyrna, TN 37167** | Murfreesboro, TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW SPENCER AND ELIZABETH SPENCER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDRA GALVEZ-CACERES, A SINGLE WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Subdivision of Tract No. One, Forest Park Acreage Tracts, of record in Plat Book 843, Page 81, 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 Matthew Spencer, single man, by Warranty Deed from Urbangate Development Group, LLC, a Michigan limited liability company, of record in Instrument No. 20161102-0116121, in the Register's Office of Davidson County, Tennessee, dated October 31, 2016, and recorded on November 02, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Tract No. One, Forest Park Acreage Tracts, as recorded in Plat Book 843, Page(s) 81.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **513 E Maple Street, Madison, TN 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 the 5th day of January, 2023.

Matthew Spencer

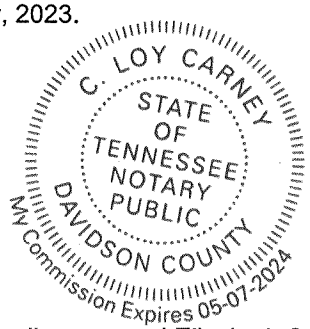
Elizabeth Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2023, before me personally appeared Matthew Spencer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of January, 2023.

Notary Signature
My commission expires:

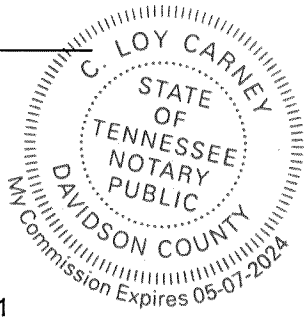



STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2023, before me personally appeared Elizabeth Spencer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of January, 2023.

Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

## True Copy Certification

I, **Diane March,** 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 this the 5th day of January, 2023.

Affiant Signature
Date 01/05/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

