WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

File #23-DM-2137-V

Karen Johnson Davidson County
Batch# 972921 DEEDWARR
02/22/2023 10:35:05 AM 2 pgs
Fees: $13.00 Taxes: $2,153.40

20230222-0012459

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:	
Laci Spengler and John Spengler	Same as new owner	
(NAME)	(NAME)	**095 01 0 061.00**
2137 June Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CYNTHIA MARIE POWELL HUTCHINSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LACI SPENGLER AND JOHN SPENGLER, WIFE AND HUSBAND** 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. 19 on the Plan of Donelson Hills of record in Book 2331, Page 23, 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 Patrick R. Hakes and Shelley M. Starzyk, Husband and Wife, by Warranty Deed from Bobby Jean Frost, Heir at Law of Donna Frost, of record in Instrument No. 20170628-0064820, in the Register's Office of Davidson County, Tennessee, dated June 23, 2017, and recorded on June 28, 2017.

Being the same property conveyed to Cynthia Marie Powell Hutchinson and Andrew Hutchinson, Wife and Husband, by Warranty Deed from Patrick R. Hakes and Shelley M. Starzyk, Husband and Wife, of record in Instrument No. 20211006-0134222, in the Register's Office of Davidson County, Tennessee, dated October 01, 2021, and recorded on October 06, 2021.

Being the same property conveyed to Cynthia Marie Powell Hutchinson, by Quitclaim Deed from Andrew Hutchinson, of record in Instrument No. 20221128-0124421, in the Register's Office of Davidson County, Tennessee, dated August 24, 2022, and recorded on November 28, 2022.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Donelson Hills, as recorded in Book 2331, Page 23.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2396, Page 365 and Book 2797, Page 442.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2137 June Drive, Nashville, TN 37214**.

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 17th day of February, 2023.

Cynthia Marie Powell Hutchinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of February, 2023, before me personally appeared Cynthia Marie Powell Hutchinson, 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 17th day of February, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CRE-23-2127