Karen Johnson Davidson County
Batch# 973981 DEEDWARR
02/24/2023 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230224-0013238

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 230243658** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of February, 2023.<br><br>Notary Public<br>My Commission Expires: Sept. 7, 2026 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Dezmond Jermaine Fisher and<br>Abalo Nancy Lim<br>4312 Winterbrook Road<br>Nashville TN 37207 | Send Tax Bills To:<br>New Owner<br>4312 Winterbrook Rd<br>Nashville, TN 37207 | Tax Information:<br>Tax Parcel ID No.<br>032 13 0 032.00 |

**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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dezmond Jermaine Fisher and Abalo Nancy Lim, both unmarried**, ("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 No. 80 on the Plan of Section 2, Timbertrail, of record in Book 5200, Page 333, Register's Office for Davidson County, Tennessee.

Said Lot No. 80 fronts 71.1 feet on the Westerly margin of Winterbrook Road and extends back 168.0 feet on the Southerly line and 183.0 feet on the Northerly line to a dead line in the rear, measuring 83.8 feet thereon.

Being the same property conveyed to Joseph Spicer and Juanita Spicer, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America of record in Instrument No. 20120827-0077127, in the Register's Office of Davidson County, Tennessee, dated August 22, 2012 and recorded on August 27, 2012.

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 Section 2, Timbertrail, as recorded in Book 5200,Page 333.
Covenants, Conditions and Restrictions as set forth in Restrictions and Covenants recorded in Book 5740, Page 74 and Book 5915, Page 111.
Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20120827-0077127.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4312 Winterbrook Road Nashville TN 37207

**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 23rd day of February, 2023.

Joseph 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, Joseph 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 23rd day of February, 2023.

Notary Public
My Commission Expires: _____

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

## Certificate of Authenticity

I, Holly A. Mason, 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 February 23, 2023.

Affiant Signature

2-23-23

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 day of February, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026