WARRANTY DEED

Karen Johnson Davidson County
Batch# 978041 DEEDWARR
03/07/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20230307-0016440

File #23-PA-8009-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/07/24

(AFFIX SEAL)

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

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)
Joseph E. Spinks and Paulette Westberg Spinks	**New Owner**	
(NAME)	(NAME)	
8009 Still Spring Ridge Drive		**128 15 0C 020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **THANH CHI DUONG AND LOAN CHU DUONG, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH E. SPINKS AND PAULETTE WESTBERG SPINKS, A MARRIED COUPLE** 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 and being Lot No. 20, on the Plat of Phase 1, Section 5, Still Springs Ridge, as shown by a plat of record in Instrument No. 20210406-0045164, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thanh Chi Duong and Loan Chu Duong, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20230130-0006883, in the Register's Office of Davidson County, Tennessee, dated January 30, 2023 and recorded on January 30, 2023.

This conveyance is subject to:
* Property taxes for the year 2023 and subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 1, Section 5, Still Springs Ridge, as recorded in Instrument No. 20210406-0045164, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat, Still Spring Hollow Hicks Road, as recorded in Plat Book 6900, Page 991 and 992, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary & Subdivision Plat, Still Spring Ridge Hicks Road, as recorded in Plat Book 9700, Page 276, said Register's Office.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD Boundary Plat, Still Springs Ridge, as recorded in Instrument No. 20070814-0097044, as Corrected in Instrument No. 20070912-0109602 and modified in Instrument No. 20080625-0065525, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868 and Assignment of Declarant Rights in Instrument No. 20220420-0045881, said Register's Office.

* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **8009 Still Spring Ridge Drive, Nashville, TN 37221**.

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 7th day of March, 2023.

Thanh Chi Duong

Loan Chu Duong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2023, before me personally appeared Thanh Chi Duong, 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 7th day of March, 2023.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March, 2023, before me personally appeared Loan Chu Duong, 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 7th day of March, 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

True Copy Certification

I, **Pam Autry,** 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 7th day of March, 2023.

Affiant Signature
Date 03/07/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

