Karen Johnson Davidson County
Batch# 986474 DEEDWARRSP
03/29/2023 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20230329-0022966

FROM: **Amber Pulliza and Frank Pulliza**, husband and wife
TO: **John Thomas Spangler and Wendy Monday**, husband and wife

Address New Owner as follows:	Send Tax Bills to:	Tax ID No.:
John Thomas Spangler	1231 6th Avenue North	061-110-276.00
Wendy Monday	Nashville, TN 37208	061-110-269.00
1231 6th Avenue North		
Nashville, TN 37208		

THIS INSTRUMENT PREPARED BY: Justine M. Moreau, Esq. 6353 Lampkins Bridge Rd., College Grove, TN 37046

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is ONE MILLION ONE HUNDRED THOUSAND and 00/100 Dollars ($1,100,000.00).

Stacey Palmer
Affiant

Subscribed and sworn to before me, this the 29 day of March, 2023.

Erica Allyn
Notary Public

My Comm. Expires: 1/4/2027

ERICA ALLYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **FRANK PULLIZA** and **AMBER PULLIZA**, husband and wife, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **JOHN THOMAS SPANGLER** and **WENDY MONDAY**, husband and wife, hereinafter called "GRANTEE", a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

TRACT 1:

BEING LOTS 5-A, 5-B, 6-A AND THE SOUTH 3 FEET OF THE NORTH 30 FEET OF LOT NO. 6, ON PART OF LOT "B" ON KENNEDY & GRAVES PLAN OF MONTE VISTA OF RECORD IN BOOK 421, PAGE 143, AND THE EASTERLY 28 FEET OF THE GALLATIN INTERURBAN RIGHT-OF-WAY, NOW ABANDONED, ON A SURVEY BY RALPH W. C. LAMBERT, DATED DECEMBER 4, 1948, AS FOLLOWS:

(1) BEGINNING ON THE EASTERLY MARGIN OF GALLATIN PIKE, AS NOW LOCATED, ON A POINT 30 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO I.B. MOYERS BY DEED FROM C. C. WOOLARD ET UX, OF RECORD IN BOOK 1554, PAGE 429, SAID REGISTER'S OFFICE; THENCE EAST 90 FEET TO THE WEST MARGIN OF A 15 FOOT ALLEY; THENCE WITH SAID ALLEY, SOUTH 45 FEET TO THE CORNER OF LOTS NOS. 5A AND 5B; THENCE WITH THE LINE BETWEEN SAID LOTS WEST 90 FEET TO THE EAST MARGIN OF GALLATIN PIKE, THENCE WITH SAID PIKE NORTH 45 FEET TO THE BEGINNING.

(2) SAID LOT 5-A FRONTS 25 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A 15 FOOT ALLEY.

(3) SAID SOUTH 3 FEET OF SAID LOT 6 FRONTS 3 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 90 FEET TO A PUBLIC ALLEY.

TRACT 2:

BEING IN THE 15TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE IN THE EASTERLY RIGHT-OF-WAY OF A 15 FOOT ALLEY THAT WAS DEDICATED BY AN INSTRUMENT OF RECORD IN BOOK 1783, PAGE 265, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH SAID ALLEY RIGHT-OF-WAY, NORTH 23 DEGREES 16 MINUTES 39 SECONDS EAST, 44.97 FEET TO A BRASS CAP;

THENCE, LEAVING SAID ALLEY RIGHT-OF-WAY, SOUTH 63 DEGREES 33 MINUTES 00 SECONDS EAST, 87.50 FEET TO AN IRON PIN;

THENCE SOUTH 25 DEGREES 45 MINUTES 00 SECONDS WEST, 44.90 FEET TO AN IRON PIN; THENCE NORTH 63 DEGREES 33 MINUTES 00 SECONDS WEST, 85.56 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO AMBER PULLIZA AND FRANK PULLIZA BY DEED FROM HAROLD L. GRISHAM, JR. OF RECORD IN INSTRUMENT NO. 202109130122308, AS CORRECTED IN 202301300006785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, but not further or otherwise. 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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 27 day of March, 2023.

GRANTOR:

FRANK PULLIZA

AMBER PULLIZA

STATE OF TENNESSEE)

COUNTY OF Dickson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank Pulliza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, and who swore to the statements made above and subscribed to his name above.

Witness my hand and seal, this the 27 day of March, 2023

NOTARY PUBLIC

My Commission Expires: 10-22-2024

ADREANA BLEVINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

STATE OF TENNESSEE)

COUNTY OF Dickson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Amber Pulliza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself, the within named grantor, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, and who swore to the statements made above and subscribed to his name above.

Witness my hand and seal, this the 27 day of March, 2023

NOTARY PUBLIC

My Commission Expires: 10-22-2024

ADREANA BLEVINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 3/29/2023 .

Bainbridge Dillion
Affiant Signature

Date: 3/29/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of March, 2023.

Jodean M. King
Notary's Signature

My Commission
Expires: 7/22/2025
Today's Date: 3/29/2023

Notary's Seal

