Karen Johnson Davidson County
Batch# 994826 DEEDWARR
04/21/2023 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20230421-0029568

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this 20th day of April, 2023.

Notary Public

My commission expires: 05/23/23

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shreeda U. Sheth	New	**104-14-0C-001.00**
2709 Linmar Ave #1	Owner	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew K. Spencer, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shreeda U. Sheth, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 2709 Linmar Ave #1, Nashville, TN 37215, County of Davidson

Land in Davidson County, Tennessee, Being Unit No. 1 of Linmar Place, a Horizontal Property Regime, as Established by a Master Deed and By-Laws of record in Book 6892, Page 724, as amended in Book 7213, Page 129 and Book 7374, Page 800, et. seq., and further described as a Second Floor Unit as shown on plat recorded in Book 6892, Page 783, Exhibit C to the Master Deed and By-Laws of Linmar Place, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Matthew K. Spencer, unmarried, by Warranty Deed from Jeanine M. Wilson, married, dated 02/11/2020 and recorded 02/14/2020 in Instrument No. 20200214-0017408, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 104-14-0C-001.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 2709 Linmar Ave #1, Nashville, TN 37215.

LTE File No.: 23-1149TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 20th day of April, 2023.

Matthew K. Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2023, before me personally appeared **Matthew K. Spencer**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of April, 2023.

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1149TN

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 4/20/23. (Date of Document)

Affiant Signature

Date: 4/21/23

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 21st day of April, 2023

Patricia A. Miller

Notary Public

My Commission Expires: 05/23/23

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY