THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230444152**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $499,900.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2023. Notary Public My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 997406 DEEDWARR
04/28/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20230428-0031487

WARRANTY DEED

Address New Owner: Lou Gennie Betts Garrett and Gary Dante Garrett 4849 Indian Summer Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 032 09 0 040.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lou Gennie Betts Garrett, an unmarried woman, and Gary Dante Garrett, an unmarried man, joint tenancy with right of survivorship,** ("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. 121 on the Plan of Section One, Quail Ridge of record in Plat Book 6250, Page 396, said Plat being Revised in Plat Book 6900, Page 300, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Northerly margin of Indian Sumner Drive, said point being a common front corner with Lot No. 122 on said plan; thence running N 5 58' E, a distance of 212.0 feet to a point, said point being a common rear corner with Lot No. 122; thence running S 84 02' E, a distance of 94.34 feet to a point; thence sunning S 05 58' W, a distance of 212.0 feet to a point on the Northerly margin of Indian Sumner Drive, 94.34 feet to a point, said point, said point being the point of beginning

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Isaac L. Lester and wife, Eileen Lester, of record in Instrument No. 20220915-0103011, in the Register's Office of Davidson County, Tennessee, dated September 13, 2022 and recorded on September 15, 2022.

Being the same property conveyed to Isaac L. Lester and wife, Eileen Lester, by Warranty Deed from J. Gerald Parmer and wife, Montine E. Parmer of record in Book 9354, Page 593, in the Register's Office of Davidson County, Tennessee, dated May 20, 1994 and recorded on May 24, 1994.

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 First Revision, Section One, Quail Ridge, as recorded in Book 6900, Page 300.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6969, Page 70.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4849 Indian Summer Drive 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 24th day of April, 2023.

Joe 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, Joe 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 24th day of April, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

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 April 24, 2023.

Affiant Signature

4/24/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026