Karen Johnson Davidson County
Batch# 997878 DEEDWARR
05/01/2023 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230501-0031849

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th DAY OF April, 2023.

NOTARY PUBLIC
My Commission expires: 07-06-26

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23030031

Address of New Owner
John McKay Tierney and Allison Mary Tierney
8070 Esterbrook Drive
Nashville, TN 37221

Send Tax Bills To:
Legacy Home Loans
1036 Stearman Dr Ste 6
White House, TN 37188

Tax Information:
128-14-0-051.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Kathy B. Spence, a single person,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **John McKay Tierney and Allison Mary Tierney, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Harpeth Park, Section 2, of record in Book 3700, Page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 89.91 feet on the northerly side of Esterbrook Drive and runs back between lines 125.64 feet on the westerly side and 179.27 feet on the easterly side to a broken line in the rear on which it measures 92.6 feet and 9.1 feet.

Being the same property conveyed to Ronald W. Spence and wife, Kathy B. Spence, by Warranty Deed from John N. Langlois and wife, Jacqueline G. Langlois, dated 07/30/1979 and recorded on 08/02/1979 at Book 5475, Page 695, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kathy B. Spence, a single person, by Quitclaim Deed from Ronald W. Spence dated 08/15/1997 and recorded on 08/18/1997 at Book 10572, Page 242, RODCT.

This is property generally located:
8070 Esterbrook Drive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 3700, Page 58, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive Covenants of record at Book 3990, Page 68, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Kathy B. Spence** has caused this instrument to be executed, this the 27th day of April, 2023.

Kathy B Spence
Kathy B. Spence

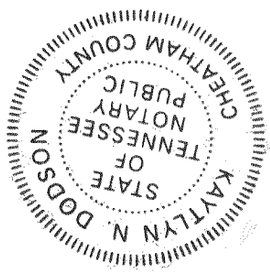
STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kathy B. Spence,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 27th day of April, 2023.

My Commission expires: 2·5·25

NOTARY PUBLIC



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 28th day of April, 2023.

Affiant Signature
Date 04/28/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON