Karen Johnson Davidson County
Batch# 1011610 DEEDWARR
06/06/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20230606-0042667

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544741

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $449,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2023.

Notary Public
My Commission Expires: 01-06-25

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Logan Ross and Macy Renee Oatts 542 Moncrief Avenue Goodlettsville TN 37072	~~New Owner~~ Independence Bank of Kentucky 2425 Frederica St. Owensboro, KY 42301	Tax Parcel ID No. 018 15 0 005.00

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, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Logan Ross, unmarried and Macy Renee Oatts, unmarried ,** Joint Tenants with Rights 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. 77 on the plan of the 2nd Revision of the Moncrief Subdivision, not of record, described according to a survey by John Kohl, dated August 04, 1967, as follows:

Beginning at a point on the Westerly margin of Moncrief Avenue at an iron pin, common corner of Lot No. 78; thence with the curve of Moncrief Avenue in a Southwesterly direction 115.6 feet to an iron pin; thence North 60 degrees West 177.5 feet to an iron pin; thence North 8 degrees 22' East 124 feet to an iron pin and corner of Lot No. 78 thence with the line between Lots 77 and 78, South 59 degrees 45' East 259.6 feet to the point of beginning.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Molly A. Bond, Trustee of Johnnie C. Bond, Jr. and Molly A. Bond Living Trust u/t/a March 03, 2009, of record in Instrument No. 20220826-0096391, in the Register's Office of Davidson County, Tennessee, dated August 24, 2022 and recorded on August 26, 2022.

Being the same property conveyed to The Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, dated March 03, 2009, Johnnie C. Bond, Jr. or Molly A. Bond, Trustees or their successors in trust and any amendments thereto, by Quitclaim Deed from Molly (Ann) A. Bond, of record in Instrument No. 20090305-0019799 and Certification of Trust recorded in Instrument No. 20090305-0019792, Instrument No. 20171117-0118284 and Instrument No. 20200807-0088026, in the Register's Office of Davidson County, Tennessee, dated March 03, 2009 and recorded on March 05, 2009. The said Johnnie C. Bond, Jr., is now deceased on May 04, 2019, as shown in the Probate Court for Davidson County, Tennessee. Also see Affidavit of Heirship of recorded in Instrument No. 20200915-0105016, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Molly Ann Bond, by Quitclaim Deed from Johnnie Bond, Jr., of record in Book 9824, Page 434, in the Register's Office of Davidson County, Tennessee, dated September 13, 1995 and recorded on October 11, 1995.

Being the same property conveyed to Johnnie Bond, Jr., and Wife, Molly Ann Bond, by Warranty Deed from Alease J. Hagwood, An Unmarried Person, of record in Book 9179, Page 409, in the Register's Office of Davidson County, Tennessee, dated December 09, 1993 and recorded on December 08, 1993.

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.

County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.
City of Goodlettsville taxes for the year 2023 and thereafter, for tax parcel identification number 018 15 0 005.00, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 542 Moncrief Avenue Goodlettsville TN 37072

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 1st day of June, 2023.

Joseph Spicer

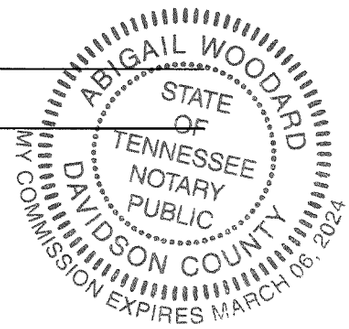
Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph 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 1st day of June, 2023.

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on June 5, 2023.

Affiant
Date: 6/5/2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of June, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY