Prepared by·
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

This instrument prepared by.
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number 2-20935-MC

Karen Johnson Davidson County
Batch# 1011739 **DEEDWARR**
06/06/2023 11 07 41 AM 2 pgs
Fees $13 00 Taxes $1,998 00

20230606-0042858

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000 00

Affiant

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Subscribed and sworn to before me, this the 5th day of June, 2023.

Notary Public
My Commission Expires _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Karen Jointer Bryant and Odell Bryant, II 700 Wolfeboro Lane Nashville, TN 37221	New Owner	141 05 0A 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Peter E. Spelta, III, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Karen Jointer Bryant and Odell Bryant, II, wife and husband,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Avondale Park, Phase 1, Section 2, "Cluster Lot Subdivision" of record in Instrument No. 20081218-0121117 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter E. Spelta III, unmarried, by Special Warranty Deed from NVR, Inc , a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20100910-0072064, in the Register's Office of Davidson County, Tennessee, dated September 09, 2010 and recorded on September 10, 2010. Also see Scrivener's Affidavit of recorded in Instrument No. 20150706-0064821, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at. **700 Wolfeboro Lane, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record.

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 is 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 Whenever 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, Grantor has executed this instrument on this 5th day of June, 2023

GRANTOR:

Peter E. Spelta III

Peter E. Spelta, III

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Peter E. Spelta, III,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 5th day of June, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires 11-6-2024