NEW OWNER:
LYDIA RENFROE
6309 SPERA POINTE CROSSING
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNERS
6309 SPERA PT CROSSING
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0663

Map & Parcel
098050B014.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1024066 DEEDWARR
07/10/2023 08:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20230710-0052307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Ninety-Five Thousand and 00/100 Dollars ($495,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAIGE WATSON SPARKS F/K/A PAIGE TAYLOR WATSON, married** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LYDIA RENFROE, an unmarried person and MATTHEW HARRISON, an unmarried person, as tenants in common with rights of survivorship** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 14, Plan of First Revision Baypointe Subdivision, Phase I, as of record in Instrument No. 20000621-0061773, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to PAIGE TAYLOR WATSON, by Warranty Deed from Charles M. Winn, unmarried, dated April 9, 2018, and of record in Instrument No. 20180412-0034333, Register's Office for DAVIDSON County, Tennessee. Paige Taylor Watson is now known as Paige Watson Sparks by subsequent marriage.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **6309 SPERA POINTE CROSSING, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record in Instrument No. 20000621-0061773, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, TAYLOR SPARKS, husband of the said PAIGE WATSON SPARKS, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee , her heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 3rd day of July, 2023.

PAIGE WATSON SPARKS

TAYLOR SPARKS

STATE OF TENNESSEE

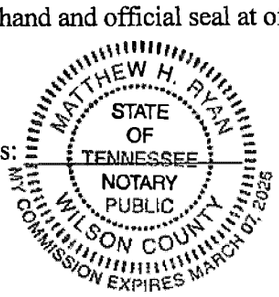
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAIGE WATSON SPARKS and TAYLOR SPARKS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2023.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$495,000.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of July, 2023.

NOTARY PUBLIC

My commission expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/04/2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 July 3, 2023.

Date

Affiant Signature

July 8, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of July, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10/10/26

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)