Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
[illegible]ville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044717 **DEEDWARR**
08/31/2023 11 05 49 AM 2 pgs
Fees $13 00 Taxes $767 75

20230831-0068298

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Joe Spicer	Joe Spicer	081-06-0-360 00
(NAME)	(NAME)	
204 N Main St	204 N Main St	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Clarence Summey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joe Spicer and Juanita Spicer, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No 17 on the Plan of the Nichol Property, of record in Book 31, page 603, Register's Office for Davidson County, Tennessee

BEGINNING at a point in the westerly margin of 24th Avenue North, 15 feet northerly from the northeast corner of a lot owned by Southern Union Conference Association of the Seventh Day Adventists, said point being the northerly margin of a 15 foot alley, thence with the westwardly margin of 24th Avenue North, northerly 75 feet, thence westerly 150 feet, thence southerly 75 feet to the northerly margin of an alley, thence with the north margin of said alley, eastwardly 150 feet to the point of beginning

BEING the same property conveyed to Clarence Summey, by Warranty Deed from Robert A O'Malley and wife, Betty S O'Malley, Husband and Wife, dated April 16, 2015, of record in Instrument No 20150416-0033718, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 31, page 603; Right of way of 24th Avenue North and alley; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2005 24th Avenue N, Nashville, TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness my hand this 29th day of August, 2023

Clarence Summey

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clarence Summey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of August, 2023

Notary Public
My Commission Expires _____

File No 37194

