Karen Johnson Davidson County
Batch# 1044939 DEEDWARR
08/31/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230831-0068350

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $375,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28th Day of July, 2023.

Notary Public

My Commission expires 10 / 12 / 2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
CHAD A CHANCE, II & SHELBY ROSE EVANS
2327 FERNWOOD DRIVE
NASHVILLE TN 37216

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 07208017800

WARRANTY DEED

23NT00663

Effective the 28 Day of July, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOAN MASON SPARK FKA DONNA JOAN MASON, as residuary devisee under the last will and testament of Dorothy E. Mason

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHAD A CHANCE, II & SHELBY ROSE EVANS, 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:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Dalewood, Section 4, of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 232 fronts 71 feet on the northeasterly side of Fernwood Drive and extends back between parallel lines 170 feet to a dead line.

Being the same property conveyed to William L. Mason and wife, Dorothy E. Manson from Jack B. Wyatt and wife, Gela C. Wyatt, by Warranty Deed dated 09/28/1962 and recorded 09/28/1962 in Book 3535, page 423, Registers' Office of said County. William L. Mason died 11/3/1999, leaving Dorothy E. Mason as surviving tenant by the entirety.

Being the same property conveyed to Joan Mason Spark fka Donna Joan Mason as residuary devisee under the last will and testament of Dorothy E. Mason, probated in the Davidson County Probate Court Case no. 23P799.

This is an improved property commonly known as: 2327 Fernwood Dr, Nashville, TN 37216-3531.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of July, 2023.

Joan Mason Spark

Joan Mason Spark fka Donna Joan Mason

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Joan Mason Spark fka Donna Joan Mason**, the within named bargainer(s) with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28 day of July, 2023.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Britney Garner 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 7/28/23 (date of document).

Affiant Signature

8/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of August, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025