WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Susan Hornsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day October 2023

Lisa K R Wagner
Notary Public

MY COMMISSION EXPIRES: Sept. 21, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Spinelli	Same As Owner	142-05-0C-069.00
(NAME)	(NAME)	
947 Todd Preis Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1059855 DEEDWARR
10/11/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20231011-0079806

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Vince E Pinkerton and wife Brooke H. Pinkerton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Robert Spinelli, an unmarried man and George Portugal, a married man, as joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. G-403, together with the carport designated No. G-403-C, on the Plan of record in Plat Book 4860, Pages 17-19, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, Page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, said Register's Office.

Being the same property conveyed to Vince E. Pinkerton and wife, Brooke Pinkerton by Warranty Deed from David F. Neimer and wife, Donna S. McLeod, dated 08/25/2006, of record in Instrument No. 20060901-0108502, Register's Office for Davidson County, Tennessee. Brooke H Pinkerton and Brooke Pinkerton are one in the same.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 947 Todd Preis Drive, Nashville, TN 37221
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10 day October 2023.

Vince E Pinkerton

Brooke H Pinkerton

Brooke H. Pinkerton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vince E Pinkerton and Brooke H. Pinkerton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of October, 2023.

Notary Public:
My Commission Expires: 1-19-2025

ROBYN DUGGRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **10-10-2023** _____ (date of document).

Affiant Signature

10-10-2023

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this **10** day of **October**, 2023

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL

