THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945759** Karen Johnson Davidson County Batch# 1060572 DEEDWARR 10/13/2023 02:53:30 PM 3 pgs Fees: $18.00 Taxes: $1,294.63 20231013-0080519	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Patrick Starnes Affiant Subscribed and sworn to before me, this 11th day of October, 2023. HAMILTON CONGER STATE OF TENNESSEE NOTARY PUBLIC DEKALB COUNTY Notary Public My Commission Expires: 12-1-26

WARRANTY DEED

Address New Owner: Patrick Starnes 4067 Fairmeade Dr Nashville TN 37218	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 09 0 160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patrick Starnes,** _____, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 258, Section 6, Haynes Estates, as shown by Plat of record in Plat Book 4300, Page 87, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joseph Spicer and wife, Juanita Spicer, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc., Trust 2006-NC2, of record in Instrument No. 20110110-0002685, in the Register's Office of Davidson County, Tennessee, dated December 16, 2010 and recorded on January 10, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 6, Haynes Estates, as recorded in Plat Book 4300, Page(s) 87.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4487, Page 524.
Easement for the flow of the waters of Unknown, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 4067 Fairmeade Drive Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of October, 2023.

Joseph Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita Spicer, 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, at office, this 11th day of October, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Tara Crook, 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 October 10, 2023.

Tara Crook
Affiant Signature

October 10, 2023
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 10th day of October, 2023.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-30-23
Date

Notary's Seal (if on paper)

JULIANNA C. GASSAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY