Prepared by:
Record and Return To
[illegible]thal Title, Inc
[illegible] Suite 130
[illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060573 DEEDWARR
10/13/2023 02:54 30 PM 2 pgs
Fees: $13 00 Taxes $3,219 00

20231013-0080521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Samuel Thomas Spearman and Madeleine Webb Spearman	NEW OWNER	146-16-0-218 00
(NAME)	(NAME)	
5118 Kincannon Drive	5118 Kincannon Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anne Hartwell and Michael Hartwell**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel Thomas Spearman and Madeleine Webb Spearman, husband and wife**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Lot No 1040, on the Plan of BRENTWOOD HALL, SECTION X, of record in Plat Book 2330, Page 80, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description

Being the same property conveyed to Thomas S Turner, married, by Warranty Deed dated 06/11/2021 from Kimberly Ann Wood, Successor Trustee of The Young Family Revocable Trust U/A/D May 12, 2006, as amended by First Amendment on March 6, 2009, and as amended by Second Amendment on February 5, 2014, and further amended by Third Amendment on May 27, 2014, of record in Instrument No 20210615-0080348, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Thomas Scott Turner, a married man by Quitclaim Deed dated 06/28/2022 from Thomas Scott Turner, a married man and Thomas S Turner, aka Thomas Spencer Turner, married and K Thomas Sidwell, Trustee, of record in Instrument No 20220701-0076299, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Michael Hartwell and Anne Hartwell, husband and wife, by Warranty Deed dated 06/30/2022 from Thomas Scott Turner, a married man, of record in Instrument No 20220701-0076300, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following Matters shown on plat of record in Plat Book 2330, Page 80, Register's Office for Davidson County, Tennessee, Restrictive Covenants of record in Book 2198, Page 3 and Book 2542, Page 49, Register's Office for Davidson County, Tennessee, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5715, Page 261, Register's Office for Davidson County, Tennessee.

This conveyance is further 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) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 5118 Kincannon Drive, Nashville, TN 37220
(House No) (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

Effective the 11th day of October, 2023.

Anne Hartwell

Michael Hartwell

STATE OF MN

COUNTY OF Hennepin

On this 11th day of October, 2023, before me personally appeared Anne Hartwell and Michael Hartwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed

Notary Public

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2025

My Commission Expires 1/31/25

RETURN TO:
Phoenix Title Services, LLC
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Franklin, TN 37064