Karen Johnson Davidson County
Batch# 1060754 DEEDWARR
10/16/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231016-0080781

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 day of October, 2023

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

C23-129

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Sprang and Rodney Sprang	**Bank of Tennessee**	
1203 Darbytown Dr.	**P.O. Box 4980**	**41 - 11 -120.00**
Nashville, TN 37207	**Johnson City, TN 37062-4980**	
(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,WE, **Mika Janelle Dyer, a Single Woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Deborah Sprang and Rodney Sprang, a Married Couple ,** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 1203 Darbytown Dr., Nashville, TN 37207. Said property is being described as follows:

That certain tract or parcel of real property located in Davidson County, Tennessee and more fully described as follows:

Being Lot No 65 on the Plan of Bellshire Estates, Section 1, of record in Book 2133, Page 124, Register's Office for said County.

Said Lot No. 65 fronts 205 feet on the South side of Darbytown Drive and runs back 233 feet on the East line and 190 feet on the West line to a dead line, which is a broken line, on which means 238.3 feet.

Being the same property conveyed to Mika Janelle Dyer, a Single Woman by Warranty Deed from Charles Buchanan and Emily Brasher dated 03/18/2015 and filed for record on 03/23/2015 of record in Instrument No. 20150323-0024462, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **1203 Darbytown Dr., Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 13 day of October, 2023.

Mika Janelle Dyer

Mika Janelle Dyer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mika Janelle Dyer** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2023.

Commission Expires: 4-29-2027

Rebecca Moss

Notary Public

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the 13 day of October, 2023.

Affiant Signature
Date 10/13/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

