RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE

2303541

This Instrument Prepared By:
Reginald P Harrion, Esq
1349 Galleria Drive Suite 100
Henderson, NV 89014
Phone 702-736-6400

Karen Johnson Davidson County
Batch# 1062451 DEEDWARRSP
10/18/2023 12:07:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231018-0081693

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Bradley R Spivey, et al
3725 Woodmont Boulevard
Nashville, TN 37215

MAIL TAX STATEMENT TO:
Bradley R Spivey, et al
3725 Woodmont Boulevard
Nashville, TN 37215

MAP PARCEL NUMBERS:
Map/Parcel 116 08 0V 002 00

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1 00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Bradley R. Spivey and Patricia L. Harrison, also known as, Patricia L. Harrison Spivey, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Bradley R. Spivey and Patricia L. Harrison, husband and wife**, Grantee herein, its successors and assigns, certain real estate in Davidson County, TN as follows

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Being the same property conveyed to Bradley R Spivey and Patricia L Harrison, also known as, Patricia L Harrison Spivey, husband and wife by Deed from Vintage 508, LLC, a Tennessee Limited Liability Company of record in Instrument No 20150710-0067175, said Register's Office

The express purpose of this conveyance is to update the wife's name

This is unimproved ( ) property known as 3725 Woodmont Boulevard, Nashville, TN 37215
Improved ( )

I/We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, TN

AND I/WE WARRANT the title against all persons claiming under Grantor, but not otherwise

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above-described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE, so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof

Whenever 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 hand this 2nd day of October, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Bradley R Spivey

Patricia L. Harrison aka Patricia L Harrison Spivey

Patricia L Harrison, a/k/a, Patricia L Harrison Spivey

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) **SS**

Personally appeared before me, Anne Collins, a Notary Public in and for said County and State, **Bradley R. Spivey and Patricia L. Harrison, also known as, Patricia L. Harrison Spivey**, within named bargainor, individual(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

NOTARY STAMP/SEAL

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY Commission Expires 11-6-2023

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $_____

Subscribed and sworn to before me this the 2nd day of October, 2023

(Affix Seal)

Affiant

Notary Public
My Commission Expires 11-6-2023

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

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 2 ON THE PLAN OF BELL ESTATES REVISION 1 OF RECORD IN INSTRUMENT NO 20140708-0060023, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION

ALSO CONVEYED HEREIN LOT 2 - DRIVEWAY EASEMENT BEING AN IRREGULAR SHAPED DRIVEWAY EASEMENT ALONG THE COMMON PROPERTY LINE BETWEEN LOTS 1 AND 2 OF BELL ESTATES AS OF RECORD IN INSTRUMENT NO 20140703-0060023, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING FOR THE INTENDED USE FOR LOT 2 ONLY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

SAID DRIVEWAY EASEMENT BEING 30-FEET WIDE ON THE SOUTHERLY END OF THE PROPERTY LINE AND 15-FEET WIDE ON THE NORTHERLY END OF THE COMMON PROPERTY LINE BETWEEN SAID LOTS 1 AND 2 AND EXTENDING NORTH FROM THE OPEN SPACE, ACCESS AND WATER QUALITY EASEMENT 130 00 FEET, MORE OR LESS

Tennessee Certification of Electronic Document

I, Samantha Burgess, 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 10/2/2023 (date of document).

Samantha Burgess
Affiant Signature

10/16/2023
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

_____
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL See attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me on this 16th day of October, 2023, by Samantha Burgess,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

L. LAWRENCE
Notary Public - California
Contra Costa County
Commission # 2392201
My Comm. Expires Jan 29, 2026

(Seal) Signature