THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37839	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. KJP Affiant Subscribed and sworn to before me this 9th day of November, 2023. Notary My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 1070015 DEEDWARR
11/09/2023 02:04:01 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00

20231109-0087691

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin and Jessica Ziomek 2435 Bear Road Nashville, TN 37215	JPMorgan Chase Bank, N.A. PO Box 78420 Phoenix, AZ 85062-8420	Map and Parcel No.: 11709005900

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, Susan M. Spickard, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey Kevin M. Ziomek and Jessica Ziomek, a married couple ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2435 Bear Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of November, 2023.

Susan M. Spickard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan M. Spickard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 14 of Block 5 on the Plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to W. Anderson Spickard, Jr. and wife, Susan M. Spickard by deed dated March 27, 1972 from Warren D. Gary and wife, Glenda H. Gary of record in Book 4587, Page 189, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 28, 1993 of record in Book 8930, Page 844, Register's Office for Davidson County, Tennessee, W. Anderson Spickard, Jr. conveyed his interest in subject property to Susan M. Spickard. By Quitclaim Deed dated December 22, 2017 of record in Instrument No. 20171227-0131071, Register's Office for Davidson County, Tennessee, Susan M. Spickard conveyed subject property to W. Anderson Spickard, Jr. and Susan M. Spickard, married. The said W. Anderson Spickard having since died on December 8, 2021.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 974, Page 29, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.