# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,168.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF NOVEMBER, 2023.

Notary Publ

MY COMMISSION EXPIRES: (AFFIX SE

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2027

Karen Johnson Davidson County
Batch# 1074331 DEEDWARR
11/21/2023 03:01:20 PM 2 pgs
Fees: $13.00 Taxes: $1,954.22

20231121-0090741

LR-C-23-1346

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Preston Spencer and Savannah Brunet** | **PennyMac Loan Services, LLC** | |
| (NAME) | (NAME) | |
| **1346 Greenland Avenue** | **3043 Townsgate Road** | **061-16-0-127.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37216** | **Westlake Village, CA 91361** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **1ST CHANCE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND TRUE INVESTMENTS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRESTON SPENCER AND SAVANNAH BRUNET, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the westerly 10 feet of Lot 12, of Block E on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 11 and part of Lot No. 12 front together 60 feet on the southwesterly side of Greenland Avenue and run back 276.2 feet on the northwesterly line and 267 feet, more or less, on the southeasterly line to a dead line.

Being the same property conveyed to Joe L. Barnes and wife, Mary M. Barnes by Warranty Deed from Gertrude M. Bozeman of record in Book 3501, page 265, Register's Office for Davidson County, Tennessee, dated January 15, 1963 and recorded on January 15, 1963.

Said Joe L. Barnes died on August 31, 2007, vesting Mary M. Barnes as surviving tenant.

Said Mary M. Barnes died on January 24, 2023, leaving Last Will and Testament filed for Probate in Case No. 23P-197, Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to 1st Chance Investments, LLC and True Investments, Inc. by Warranty deed from Stephen L. Nelson, Executor of The Estate of Mary M. Barnes of record in Instrument No. 20230608-0043772 Register's Office for Davidson County, Tennessee, dated June 6, 2023 and recorded on June 8, 2023.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 13, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Instrument Number 20060816-0101027, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1346 Greenland Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 9th DAY OF NOVEMBER, 2023.

1st Chance Investments, LLC

BY: _____
Chance Holt
Sole Member

True Investments, Inc.

BY: _____
Abram Mitchell
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHANCE HOLT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of 1ST CHANCE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of November, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABRAM MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of TRUE INVESTMENTS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 9th of November, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212