Karen Johnson Davidson County
Batch# 1100073 DEEDWARR
02/12/2024 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $3,922.00
20240212-0009633

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

File #24-PA-1616-2609

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul F. T. Edwards, Trustee of Blake King 2020 Trust dated November 18, 2020	**New Owner**	
(NAME)	(NAME)	**092 12 4A 135.00**
1715 Aaron Brenner Drive, Suite 800		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38120		
(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, **TONI RENEE SPANGLER, TRUSTEE OF THE SPANGLER FAMILY TRUST DATED NOVEMBER 9, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL F. T. EDWARDS, TRUSTEE OF BLAKE KING 2020 TRUST DATED NOVEMBER 18, 2020** 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 Unit No. 2609, of The Residences at Broadwest, a Condominium as established in Declaration of record at Instrument No. 20201123-0137217, as amended (if applicable) at Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Charles R. Spangler Jr. and Toni R. Spangler, Trustees of The Spangler Family Trust Under Agreement Dated November 9, 2021, by Special Warranty Deed from 1600 West End Avenue Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220511-0053876, in the Register's Office of Davidson County, Tennessee, dated April 28, 2022 and recorded on May 11, 2022.

The said Charles R. Spangler Jr. is also known as Charles Raymond Spangler, Jr., and the said Toni R. Spangler is also known as Toni Renee Spangler. Pursuant to the terms of The Spangler Family Trust, each Trustee has the authority to act independently without the joinder of the other and has full authority to administer the Trust and manage any property thereunder.

This conveyance is subject to:

*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West End Summit, as recorded in Instrument No. 20080702-0068641.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137216, as

amended in Instrument No. 20210817-0111257.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20201123-0137217, as being amended in Instrument No. 20210817-0111256, Instrument No. 20220201-0011431 and Instrument No. 20220615-0068119.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190425-0038139.

*Easement for Maintenance and Repair of Storm Drainage Facilities and Appurtenances, recorded in Instrument No. 20080411-0036787.

*Easement for Right of Way, recorded in Instrument No. 20201228-0153304.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070510-0055978 and Instrument No. 20080211-0013427.

*Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20190423-0037193.

*Ordinance No. BL2006-1132 recorded in Instrument No. 20070201-0013052.

*Ordinance No. BL2006-983 recorded in Instrument No. 20070201-0013053.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1616 West End Avenue, #2609, Nashville, TN 37203**.

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 February, 2024.

The Spangler Family Trust dated November 9, 2021

By: _____
Toni Renee Spangler, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2024, before me personally appeared Toni Renee Spangler, Trustee of The Spangler Family Trust dated November 9, 2021, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2024.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

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 9 day of February, 2024.

Affiant Signature

Date 2/9/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024