Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

ADDRESS NEW OWNER: Kevin Spencer, Lisa Spencer, Stephanie Spencer, and Mark Spencer
8359 Weston Place Ave NE
North Canton, OH 44720

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 092-16-0J-101.00CO

Karen Johnson Davidson County
Batch # 1103461 DEEDWARR
02/22/2024 09:51:11 AM 2 pgs
Fees: $13.00 Taxes: $1,394.90
20240222-0012119

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Emily J. Moore, married, and Lou Moore, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kevin Spencer and Lisa Spencer, husband and wife, and Stephanie Spencer, unmarried, and Mark Spencer, unmarried, as Joint Tenats with Rights of Survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 101 on the Plan of South Square Condominiums, a Horizontal Property Regime, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, and as established by a Master Deed for South Square Condominiums of record in Instrument No. 20070710-0082274, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of South Square Condominiums, a Horizontal Property Regime, the plat filed at Exhibit "C" and Bylaws appended thereto as Exhibit "B" to said Master Deed, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Emily J. Moore, unmarried, from Joel T. Lyons, a married man, by Warranty Deed recorded on February 22, 2017, in Instrument No. 20170222-0017762, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily J. Moore and Lou Moore, as tenants in common with rights of survivorship, from Emily J. Moore by Quitclaim Deed recorded on April 19, 2017, in Instrument No. 20170419-0038122, in the Register's Office for Davidson County, Tennessee.

This is property with a common address of 907 18th Ave S., Unit 101, Nashville, TN 37212.

Grantor hereby affirms said property has never been used as a marital residence and waives all homestead exemption rights herein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plan Book 1, Page 69 and Page 81, Chancery Court for Davidson County, Tennessee.(3) All matters appearing on the Plan of record in Instrument No. 20070710-0082274, Chancery Court for Davidson County, Tennessee.(4) Master Deed for South Square Condominiums, found in Exhibit C of the Master Deed for South Square Condominiums, of record in Instrument No. 20070710-0082274, said Register's Office.(5) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of South Square Condominium, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(6) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of February 2024.

Emily J. Moore

Lou Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Emily J. Moore, married, and Lou Moore, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 20th day of February 2024.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $377,000.00.

Affiant

Subscribed and sworn before me this 20th day of February 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No. 2402-019