Karen Johnson Davidson County
Batch# 1107327 DEEDWARR
03/04/2024 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20240304-0015005

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Christy Malone Smith
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th day of March, 2024.

Sophie R. Markos
(Affix Seal) Notary Public

My Commission Expires: 12/19/2

SOPHIE RHEA MARKOS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2024-01-1454

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Spencer Douglas and Makenzie Mitchell 2125 Sherbrooke Lane Nashville, TN 37211	NEW OWNER	Map/Parcel 180-04-0A-096.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blake C. Master and Rachel Master, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Spencer Douglas, an unmarried man, and Makenzie Mitchell, an unmarried woman, tenants with rights of survivorship** hereinafter called the GRANTEES, their heirs 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. 128 on the Plan of Section Four, Highlad Creek, RS 10 Cluster Lot Subdivision of record in Plat at Instrument No. 20020830-0105354, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Blake C. Master and Rachel Master, husband and wife by Warranty Deed from Jennifer Caroline Gaujot, unmarried and Paul Antoine Gaujot, unmarried of record in Instrument No. 20190807-0078686 Register's Office for Davidson County, Tennessee, dated August 1, 2019 and recorded on August 7, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2125 Sherbrooke Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Effective the 28 day ~~March~~ February, 2024.

Blake C. Master

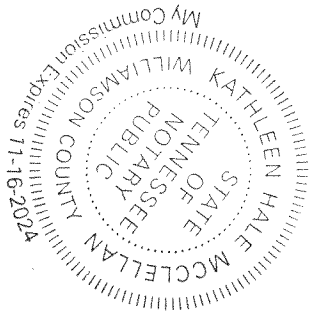
Rachel Master

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28 day of ~~March~~ February, 2024, before me personally appeared Blake C. Master and Rachel Master, 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 28 day of February, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on February 28, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY