Karen Johnson Davidson County
Batch# 1120595 DEEDWARR
04/09/2024 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20240409-0024945

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/7/2024
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Henry E. Rodriguez Reyes and Evelin Y. Ortiz Ruiz	New Owners	Parcel ID: 075 10 0 009.00
(NAME)	(NAME)	
8315 Luree Ln.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Howard Gregory Spencer, Sr. and Harold Anthony Spencer, Co-Executors of the Estate Mildred D. Spencer**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Henry E. Rodriguez Reyes and Evelin Y. Ortiz Ruiz, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a 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. 26 on the Plan of Hermitage Estates, of record in Book 3300, Pages 70 and 71, Register's Office for said County, as follows:

Said Lot No. 26 fronts 80 feet on the westerly side of Luree Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to William H. Spencer and wife, Mildred D. Spencer from M. T. Melvin and wife, Mary T. Melvin by Warranty Deed dated July 26, 1965 and recorded on August 3, 1965 in Book 3918, Page 830, Register's Office for Davidson County, Tennessee. The said William H. Spencer having since died on December 30, 1997. The said Mildred D. Spencer having since died, testate, June 12, 2022. The decedent's estate was probated in Probate Court for Davidson County, Tennessee, Docket No. 22P1228.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 8315 Luree Ln., Hermitage, TN 37076

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 we do covenant with the said Grantees 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 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.

Witness our hands this 8th day of April, 2024.

Harold Anthony Spencer and Howard Gregory Spencer, Co-Executors of the Estate of Mildred Delores Spencer

BY: _____
Harold Anthony Spencer
Co-Executor

BY: _____
Howard Gregory Spencer, Sr.
Co-Executor

_____
Harold Anthony Spencer, Individually

_____
Howard Gregory Spencer, Sr., Individually

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Harold Anthony Spencer and Howard Gregory Spencer, Sr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Co-Executors of the Estate of Midred Delores Spencer,the within named bargainor, and that they as such Co-Executors being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2024.

Notary Public

My Commission Expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Harold Anthony Spencer and Howard Gregory Spencer, Sr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of April, 2024.

Notary Public

My Commission Expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/8/24.

Affiant Signature

4/8/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25