WARRANTY DEED

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-FYVE-24-3220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 2/28/25

Karen Johnson Davidson County
Batch # 1124838 DEEDWARR
04/19/2024 09:48:48 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20240419-0028080

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)
Justus Anthony Spuler	New Owners	
(NAME)	(NAME)	**108-12-0-012-00**
3220 Lakeford Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **MICHAEL JACKSON AND PAMELA JACKSON F/K/A PAMELA LEGANCZUK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTUS ANTHONY SPULER, A SINGLE MAN,** 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. 32-A, Zone Lot division Lots 32, 35, 36, 61 of Section 3, on the Plan of East Lake Subdivision of record in Plat Book 5200, Page 650, Amending Plat Book 5200, Page 342, 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 Michael Jackson, husband and Pamela Leganczuk, wife as joint tenants with rights of survivorship by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban and Development of record in Instrument No. 20120517-0042863 Register's Office for Davidson County, Tennessee, dated May 14, 2012 and recorded on May 17, 2012.
The said Pamela Leganczuk is now known as Pamela Jackson.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 342, and Plat Book 5200, Page 650 Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5761, Page 355, Book 6144, Page 278 and Book 5997,page 794, 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: **3220 Lakeford Drive, Nashville, Tennessee 37214**.

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 18th DAY OF APRIL, 2024.

Michael Jackson by his Attorney in Fact

Michael Jackson by Margaret Means,
Attorney in Fact

Pamela Jackson by her Attorney in Fact

Pamela Jackson by Margaret Means,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL JACKSON AND PAMELA JACKSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL JACKSON AND PAMELA JACKSON.

Witness my hand and official seal, this the 18th of April, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

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