WARRANTY DEED

Karen Johnson Davidson County
Batch# 1125294 DEEDWARR
04/19/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20240419-0028372

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2024.

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 6/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Livia Van Horn	NEW OWNER	093 01 0A 253.00
(NAME)	(NAME)	
510 Gay Street #916	512 Old Hickory Blvd. Apt 2505	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Marc Spencer and wife, Loreen Spencer**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Livia Van Horn**, **unmarried,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 916, as more particularly described in that certain Master Deed for CAPITOL TOWERS, of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marc Spencer and Wife, Loreen Spencer, by Warranty Deed from Nexus Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210201-0014549, in the Register's Office of Davidson County, Tennessee, dated January 29, 2021 and recorded on February 01, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 510 Gay Street #916, Nashville, TN 37219
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Effective the 10 day of April, 2024.

Marc A. Spencer
Marc Spencer

Loreen Spencer
Loreen Spencer

STATE OF Florida

COUNTY OF Hillsborough

On this 10th day of April, 20 24, before me personally appeared Marc Spencer and Loreen Spencer, 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 (or person's) free act and deed.

Notary Public

ANTHONEY B. PERKINS
Notary Public-State of Florida
Commission # HH 472069
My Commission Expires
December 11, 2027

My Commission Expires: Dec. 11, 2027

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/10/24 (date of document).

Affiant Signature

4/19/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of April, 2024.

Notary's Signature

JILL SWICEGOOD
NOTARY SEAL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26