Karen Johnson Davidson County
Batch# 1133526 DEEDWARR
05/10/2024 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,111.85
20240510-0034711

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22563-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of May, 2024.

Notary Public
My Commission Expires: 5/5/2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amia Wilson & Andre Matthews 1018 Pleasant View Dr. Nashville, TN 37214	United Wholesale Mtg 700 South Blvd., East Pontiac, MI 48341	108-16-0-012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 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, I, **Faye R. Spond, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amia Wilson,** & Andre Matthews *, hereinafter called the Grantee(s), her 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 all of Lot No. 12A, Zone Lot Division, Lots 10, 11, 12, 14, 24, 26 and 34, Section One, Percy Priest Woods, of record in Plat Book 5200, page 472; as amended in Plat Book 5200, page 652, Register's Office for Davidson County, Tennessee, to which plan and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Faye R. Spond, unmarried woman by Warranty Deed from Jimmy D. Rickard and wife, Deborah V. Rickard, dated January 29, 2010, recorded February 2, 2010, of record in Instrument No. 20100202-0008252, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1018 Pleasant View Drive, Nashville, TN 37214**

* wife and husband

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of May, 2024.

GRANTOR:

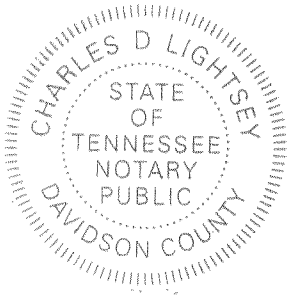
Faye R. Spond

Faye R. Spond

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Faye R. Spond, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of May, 2024.



Notary Public
My Commission expires: 3/3/26

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 May 2nd, 2024.

Affiant
Date: May 10, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10 day of May, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.