Karen Johnson Davidson County
Batch # 1149859 DEEDWARR
06/24/2024 02:33:06 PM 2 pgs
Fees: $13.00 Taxes: $2,097.90
20240624-0046924

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-24-5136

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$567,000.00**

Subscribed and sworn to before me this 21st day of June, 2024.

Lindsay B Fattal — Natalie Deidiker

Notary Public **Affiant**

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Natalie Deidiker & **5136 Creasy Drive** **Joelton, TN 37080**	~~Same as New Owner~~ CMG Home Loans 3160 Crow Canyon Rd #400 San Ramon, CA 94583	**021-00-0-373.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James E. Spann, Jr. and Patricia W. Spann, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Natalie Deidiker, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Section Three, Morgan Estates, of record in Book 9700, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES E. SPANN, JR. AND PATRICIA S. WARD, BOTH UNMARRIED, by deed from HARRY P. HALEY AND WIFE, DEBORAH L. HALEY, of record in Book 11661, page 719, dated August 27, 1999, said Register's Office.

JAMES E. SPANN, JR. AND WIFE, PATRICIA WARD SPANN, F/K/A PATRICIA S. WARD, conveyed said property unto themselves as JAMES E. SPANN, JR. AND PATRICIA W. SPANN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed of record as Instrument No. 20040623-0074551, dated June 18, 2004, said Register's Office.

This is improved property known as: 5136 Creasy Drive, Joelton, TN 37080

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 21st day of June, 2024.

James E. Spann Jr.

James E. Spann Jr.

Patricia W. Spann

Patricia W. Spann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **James E. Spann Jr. and Patricia W. Spann,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 21st day of June, 2024.

My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Mary Birthright

NOTARY PUBLIC