Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G #37356-5

Box #14

Karen Johnson Davidson County
Batch # 1152949 DEEDWARR
07/01/2024 10:27:46 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20240701-0049232

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

Affiant

Sworn to and subscribed before me this 28th day of June, 2024.

Notary Public
My Commission Expires: 5/9/2026

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Spencer Arney	1037 Chicamauga Avenue	Owner	
1037 Chicamauga Avenue			**083-05-0-052.00**
Nashville, TN 37206	Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Enchanted Developments, LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Spencer Arney, an unmarried man, and Violetta Zironi, an unmarried woman, as joint tenants with rights of survivorship** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 of Block A on the Plan of East Wood Addition of record in Plat Book 332, Page 63, 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 Enchanted Developments, LLC, a Tennessee limited liability company by Special Warranty Deed from Peggy D. Mathes, Administrator to the Estate of Amye Kathlene Evans (a/k/a Amye H. Evans) of record in Instrument No. 20091013-0094946 Register's Office for Davidson County, Tennessee, dated October 09, 2009 and recorded on October 13, 2009. Witt J. Evans having since died on November 27, 2008, vesting property in Amye H. Evans as surviving spouse. Amye H. Evans having since died on January 03, 2009. The Seventh Circuit Court of Davidson County, Tennessee Probate Division, Docket No. 09P-799 ordered that Peggy D. Mathes serve as Administrator of the Estate of Amye Kathlene Evans (a/k/a Amy H. Evans and Amy Hula Evans) and the

property to be brought into the estate and sold at public auction.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20231002-0077205, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20231012-0080019, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 28th day of June, 2024.

Enchanted Developments, LLC, a Tennessee limited liability company

BY: _____
Jamie Frazier, Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Sole Member of Enchanted Developments, LLC, a Tennessee limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of June, 2024.



_____
NOTARY PUBLIC
My Commission Expires: 10/26/24