WARRANTY DEED

Karen Johnson
Batch # 1156603
07/11/2024 11:33:39 AM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20240711-0052023

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 $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
The James and Emily Cunningham Living Trust for the benefit of Elizabeth Cunningham Sell	**Same as New Owner**	
(NAME)	(NAME)	**131-02-0A-097-00**
3804 Woodlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JOHN SPENCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE JAMES AND EMILY CUNNINGHAM LIVING TRUST FOR THE BENEFIT OF ELIZABETH CUNNINGHAM SELL,** 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 Unit No. M-14, of Hobbs House Condominiums apartments, of record in Book 4595, Page 74, as Amended in Book 5200, Page 54, said Register's Office and by Master Deed of record in Book 5289, Page 515, said Register's Office, to which reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to John Spence, married by Warranty Deed from Nancy Lee Welch Trust c/o, Maryland W. Francis, Trustee of record as Instrument No. 20050621-0070917 in the Register's Office for Davidson County, Tennessee, dated June 16, 2005 and recorded on June 21, 2005.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Terms, conditions, provisions, restrictions and easements contained in Charter of Hobbs House Homeowners Association dated June 1, 1978, recorded June 1, 1978 as Book 5296 Page 689.
- Terms, conditions, provisions, restrictions and easements contained in Book 4595, Page 74, as amended in Book 5200, Page 54.
- Covenants, conditions, restrictions and easements contained in Master Deed for the Hobbs House dated May 23, 1978, recorded May 24, 1978 as Book 5289 Page 515 amended by Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299 and any and all amendments thereto.
- Grant of Easement, and the terms, conditions, and provisions thereof in favor of Comcast of Nashville I, LLC dated March 26, 2012, recorded January 18, 2013 as Instrument No. 20130118-0006274.
- Grant of Easement, and the terms, conditions, and provisions thereof in favor of Comcast of Nashville I, LLC dated October 1, 2015, recorded November 30, 2015 as Instrument No. 20151130-0120250.
- Terms, conditions, provisions, restrictions and easements contained in Book 5289, Page 558 amended by Book 6822, Page 893, Book 7824, Page 974.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Hobbs Road, Unit M14, Nashville, Tennessee 37215**.

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 8th DAY OF JULY, 2024.

John Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SPENCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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