WARRANTY DEED

2024-42

STATE OF: TENNESSEE
COUNTY OF: RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

Karen Johnson
Batch # 1157931
07/15/2024 10:29:58 AM
Fees: $13.00 Taxes: $1,306.10

Davidson County
DEEDWARR
2 pgs

20240715-0052947

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
2615 Medical Center Parkway, suite 1560
Murfreesboro, Tennessee 37129
(615)785-3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Jaclyn Spivey And Tim Spivey	New Owner	
2632 Nashboro Blvd.		**135 12 0E 301.00**
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Whitney Elizabeth Watson and Caleb Watson, wife and husband,** has this day bargained and sold and does hereby transfer and convey unto **Jaclyn Spivey and Tim Spivey, wife and husband,** their heirs and assigns, forever, 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. 301, Nashboro Village at Fairway Pointe, Tract 21, Phase Two, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on Exhibit "A" to the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowner's Association, Inc. or record in Instrument Number 20050222-

001 .8814, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Whitney Elizabeth Watson and Caleb Watson, wife and husband, by Warranty Deed from Dwayne Elliott and Shellian Elliott, husband and wife, dated April 30, 2019, and recorded May 3, 2019, in Instrument Number 20190503-0041441, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 2632 Nashboro Blvd., Nashville, TN 37217.

This conveyance is further subject to (1) 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, and (5) 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. 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 our hands this 9th day of July 2024.

Whitney Elizabeth Watson

Caleb Watson

STATE OF: TENNESSEE

COUNTY OF: RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, Whitney Elizabeth Watson and Caleb Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person(s) who acknowledged that he/she executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of July ,2024.

My Commission Expires: 2/24/26

Notary Public

Prepared by and Return to: American Title and Escrow, LLC
2615 Medical Center Parkway
Suite 1560
Murfreesboro, TN. 37129
(615) 785-3775

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD