THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240648144** Karen Johnson Davidson County Batch # 1159380 DEEDWARR 07/17/2024 01:53:43 PM 2 pgs Fees: $13.00 Taxes: $1,239.50 20240717-0053937	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $335,000.00 Affiant Subscribed and sworn to before me, this 10th day of July, 2024. Notary Public My Commission Expires:

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

WARRANTY DEED

Address New Owner: Michael Pratt 701 Work Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 11 0 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Pratt , an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 260 on the Plan of Haynes Manor, Section 2, of record in Book 3700, Page 88, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from John Young, an unmarried man, of record in Instrument No. 20220915-0102860, in the Register's Office of Davidson County, Tennessee, dated August 30, 2022 and recorded on September 15, 2022.

Being the same property conveyed to Denise I. Young, by Warranty Deed from Terry L. Mefford and Traci Meford-Ridley, of record in Instrument No. 20010308-0021893, as Re-Recorded in Instrument No. 20010904-0095559, in the Register's Office of Davidson County, Tennessee, dated February 28, 2001 and recorded on March 08, 2001. The said Denise I. Young died on July 04, 2022, intestate, devising subject property to John T. Young, II. See Probate Case 22P-1831, Davidson County Seventh Circuit Court. Also see Affidavit of Heirship of recorded in Instrument No. 20220915-0102859, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Haynes Manor, as recorded in Plat Book 3700, Page(s) 88.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4062, Page 443, as corrected in Book 4081, Page 854.

This is improved property located at 701 Work Drive Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-P-24-701

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of July, 2024.

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Spicer and Juanita Spicer, 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, at office, this 10th day of July, 2024.

Notary Public
My Commission Expires: _____

