Karen Johnson Davidson County
Batch# 1164417 DEEDWARR
07/31/2024 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20240731-0057799

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deux Jonquilles Revocable Trust	New Owner	117 02 0E 001.00
(NAME)	(NAME)	
2300 Oxford Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James T. Spence, III, unmarried** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Deux Jonquilles Revocable Trust dated February 8, 2023** (the "**Grantee(s)**"), its successors and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 2300 Oxford Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of July, 2024.

GRANTOR:

James T. Spence III by Arren S Beach Attorney in Fact

James T. Spence, III by Arren Spence Beach,
his Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Arren Spence Beach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney-in-Fact for James T. Spence, III, the within named Grantor, and being duly authorized, executed the foregoing instrument on his behalf as his Attorney-in-Fact.

WITNESS my hand, at office, this 24 day of July, 2024.

Notary Public

My Commission Expires: 7-7-25

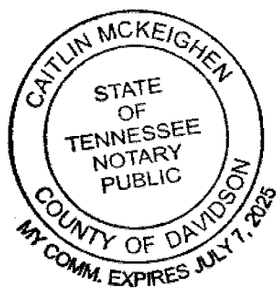


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Unit A, together with the respective interests in the common area, as set out in the Master Deed of OXFORD ROAD CONDOMINIUMS, of record in Book 8253, Page 851, Register's Office for Davidson County, Tennessee, a plan being attached thereto as Exhibit D, as amended by addendum to the Master Deed recorded January 29, 1991 in Book 8283, Page 198, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen J. Brandt and Rebecca L. Shattuck-Brandt, husband and wife, by Warranty Deed from Prentice Carl Marsh and Joan D. Ryan Marsh, of record in Instrument No. 20100621-0048088, in the Register's Office for Davidson County, Tennessee, dated June 18, 2010, and recorded on June 21, 2010.

Being the same property conveyed to James T. Spence, III, by Warranty Deed from Stephen J. Brandt and Rebecca L. Shattuck-Brandt, husband and wife, of record in Instrument No. 20221028-0116729, in the Register's Office of Davidson County, Tennessee, dated October 26, 2022, and recorded on October 28, 2022.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 25, 2024**.

Affiant Signature

July 30, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 30th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25