Karen Johnson
Batch # 1172149
08/20/2024 09:36:52 AM
Fees: $13.00 Taxes: $2,848.63
Davidson County
DEEDWARR
2 pgs
20240820-0063657

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748450**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $769,900.00 Affiant Subscribed and sworn to before me, this 16th day of August, 2024. Notary Public My Commission Expires: 2/24/28

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: Jacob Paul Young and Jeffrey William Young 2438 Eastland Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083 12 0 097.00

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, **Joseph Spicer and Juanita M. Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Paul Young , a single person and Jeffrey William Young , a single person**, ("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. 212 on the Plan of SECTION FOUR, EASTLAND ACRES, of record in Book 2331, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Spicer and Juanita M. Spicer, Husband and Wife, by Warranty Deed from Lou Gennie Betts Garrett, who acquired title as Louis B. Garrett, a widow, of record in Instrument No. 20230426-0030653, in the Register's Office of Davidson County, Tennessee, dated April 24, 2023 and recorded on April 26, 2023.

Being the same property conveyed to Harry Garrett, Sr. and Wife, Lois B. Garrett, by Warranty Deed from Gene R. Sizemore and Wife, Sharon Elizabeth Tullock Sizemore, of record in Book 9704, Page 913, in the Register's Office of Davidson County, Tennessee, dated June 15, 1995, and recorded on June 19, 1995. The said Harry Garrett, Sr., having since died on June 20, 2009 leaving his wife, Lois B. Garrett as surviving tenant by the entirety.

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 FOUR, EASTLAND ACRES, as recorded in Plat Book 2331, Page(s) 94.
Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2490, Page 90.
Title to that portion of the land lying below the ordinary low water mark of Cumberland River.
Easement for the flow of the waters of Cumberland River, and the rights of the public therein.
Rights of upper and lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.

This is improved property located at 2438 Eastland Avenue Nashville TN 37206

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.

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 16th day of August, 2024.

Joseph Spicer

Juanita M. Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Spicer and Juanita M. 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 16th day of August, 2024.

Notary Public
My Commission Expires: _____

