Karen Johnson Davidson County
Batch# 1173437 DEEDWARR
08/23/2024 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240823-0064882

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

Jameka Braden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2024.

Nicole Sutton
Notary Public

MY COMMISSION EXPIRES: 4-15-28
(AFFIX SEAL)

NICHOLE SUTTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

07-NSH24-08144

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Josie Spivey and Austin Melton<br>5503 A Louisiana Avenue<br>Nashville, TN 37209 | Legacy Home Loans, LLC DBA<br>Steadfast Mortgage<br>1036 Stearman Dr Ste. 6<br>White House, TN 37138 | 091-06-0358.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam Litowsky, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Josie Spivey, an unmarried woman and Austin Melton, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee being Lot No. 1404 in Block 22, as shown on the map entitled Plan No. 2 of West Nashville, Tennessee of record as Plat Book 57, page 172, Register's Office for Davidson County, Tennessee and further being described according to survey by David P. Brackman, RLS No 1684, Brackman Land Surveying, 1707 Gale Lane, Nashville, TN 37212.dated August 30, 2013 as follows:

Beginning at an iron pin on the right of way of Louisiana Avenue, said point being 60 feet West of the Southwest intersection of Louisiana and 55th Avenue, North; Thence with Right of Way of Louisiana, North 87 degrees 33 minutes 00 seconds East 25.00 feet to an iron pin; Thence South 02 degrees 40 minutes 03 seconds East 149.66 feet to an iron pin at an alley; Thence with alley, South 87 degrees 33 minutes 00 seconds West 25.00 feet to an iron pin; Thence North 02 degrees 40 minutes 03 seconds West 149.66 feet to the point of beginning, containing 3741.35 square feet.

Being the same property conveyed to Adam Litowsky, a single man by Warranty Deed from Bradley R. Johnson and Neela A. Graham, now known as Neela G. Johnson, husband and wife of record in Instrument No. 20160620-0062564 Register's Office for Davidson County, Tennessee, dated June 15, 2016 and recorded on June 20, 2016. This is not the primary residence of the said Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 5503 A Louisiana Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 12 day of August, 2024

Adam Litowsky

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Adam Litowsky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at WAKE COUNTY, NORTH CAROLINA, this 12 day of AUGUST, 2024.

Notary Public

My Commission Expires: 10/12/25

KRISTIE ALMIRA
Notary Public
North Carolina
Wake County

Certificate of Authenticity

I, Nichole Sutton, 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 **8/12/24**.

Date

Nichole Sutton

Affiant Signature

**8/23/2024**

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **23** day of **August**, 2024.

Jameka Braden

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

