Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-EV-24-2109

Karen Johnson
Batch # 1186657
09/26/2024 10:30:45 AM
Fees: $13.00 Taxes: $2,997.00

Davidson County
DEEDWARR
2 pgs

20240926-0074655

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

File No. AD-24-7574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE 23rd day~~ of September, 2024

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy Spain LLC	Same as New Owner	
(NAME)	(NAME)	
73 White Bridge Rd, Ste. 103-176		104-11-0-215.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Phillip Targun and Megan Targun, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Spain LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 5, of Block 7 on the Plan of Fairfax Place of record in Plat Book 547, Pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 5 fronts 70 feet on the West side of Natchez Trace, and runs back between parallel lines 175 feet to a line.

Being the same property conveyed to Greta Louise Fowinkle and husband, Peter John Beare by Warranty Deed from Ruby Y. Fowinkle and husband, Eugene W. Fowinkle of record in Book 11315, page 845, Register's Office for Davidson County, Tennessee, dated January 21, 1999 and recorded on January 28, 1999. Greta Louise Fowinkle was vested solely in title by Final Decree of record in Instrument No. 20010102-0000656, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip Targun and Megan Targun, husband and wife by Warranty Deed from Greta Louise Fowinlke, a single woman of record in Instrument No. 20200515-0051004 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 15, 2020.

This is property more commonly known as 2109 Natchez Trace, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 23rd day of September, 2024.

Phillip Targun

Megan Targun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2024, before me personally appeared Phillip Targun and Megan Targun, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2024.

Notary Signature
My commission expires: 1/30/27

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY