This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $750,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1188637 DEEDWARR
10/02/2024 10:17:26 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20241002-0076364

Subscribed and sworn before me this the 30th day of September, 2024.

Notary Public
My commission expires: 10/4/27

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lisa Spear 407 A Saint Francis Ave Nashville, TN 37205	NEW OWNER	104-01-4D-001.00 CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS W. BLOOMFIELD, AN UNMARRIED MAN, AND SUSAN MERRITT, AN UNMARRIED WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PATRICK RYAN SPEAR AND LISA DENISE SPEAR, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 407A of Happy Cottages at 407 St. Francis Ave, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Happy Cottages at 407 St. Francis Ave of record in Instrument No. 20190404-0030790, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Happy Cottages at 407 St. Francis Ave, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20190404-0030790, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Thomas W. Bloomfield, unmarried man, and Susan Merritt, unmarried woman, as joint tenants in common with right of survivorship, by Warranty Deed from Aubrey B. Harwell, Jr., Trustee, dated 02/18/2021 and recorded 02/22/2021 in Instrument No. 20210222-0021380, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 407 A Saint Francis Ave, Nashville, TN 37205.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26 day of September, 2024.

Thomas W. Bloomfield

Susan Merritt

STATE OF Arizona
COUNTY OF Pima

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas W. Bloomfield and Susan Merritt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2024.

My commission expires: January 31, 2024

Notary Public

DAWN GERHART
Notary Public - State of Arizona
PIMA COUNTY
Commission # 618713
Expires January 31, 2026