WARRANTY DEED

RETURN TO:
ERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

File #24-TC-01507-O

(SEAL) JAMES A. WHEATLEY DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-8-27

THIS INSTRUMENT WAS PREPARED BY ~~AND RET~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1191010
10/08/2024 09:47:39 AM
Fees: $13.00 Taxes: $1,002.70

Davidson County
DEEDWARR
2 pgs

20241008-0078032

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Roberts and Jeanette Fanning	NEW OWNER	
(NAME)	(NAME)	072-11-0-077
1001 57th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JOHN T. SPANGLER, A MARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHRISTOPHER ROBERTS, UNMARRIED AND JEANETTE FANNING, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 and part of Lot No. 37 on the Plan of GLENMEADE SUBDIVISION, as of record in Plat Book 974, page 32, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Litton Avenue, at a point 5 feet East of the corner of Lot Nos. 36 and 37; thence Northerly 368.8 feet to the corner of Lot Nos. 36 and 37; thence Westerly 45 feet; thence Southerly 356.3 feet to the Northerly margin of Litton Avenue; thence with the same, Easterly 86 feet to the beginning.

Being the same property conveyed to John T. Spangler, unmarried, by Warranty Deed from Gracie M. Johnson and Mary L. Fizer, of record in Instrument No. 20141218-0116069, in t, he Register's Office of Davidson County, Tennessee, dated December 12, 2014 recorded on December 18, 2014.

John T. Spangler has since married, this was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENMEADE SUBDIVISION, as recorded in Plat Book 974, Page(s) 32.
* Easement for Dedication of Sidewalk And/or Right(s)-of-way, recorded in Instrument No. 20171201-0123045.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1507 Litton Avenue, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 7th day of October, 2024.

John T. Spangler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2024, before me personally appeared John T. Spangler, 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 7th day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028