This instrument prepared by:
Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 1195279 DEEDWARR
10/18/2024 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20241018-0081012

Name and Address of New Owner:
WDS and GTS Community Property Trust
c/o William David Spencer & Gwyn Thomas Spencer

615 Belle Meade Blvd., Apt #114
Nashville, TN 37205

Send Tax Bills To:
SAME AS OWNER

Tax Map/Parcel: 130-02-0A-004.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHIAS B. MURFREE, IV, as Trustee of the KATHERINE D. MURFREE REVOCABLE TRUST DATED APRIL 18, 2012** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **WILLIAM DAVID SPENCER and GWYN THOMAS SPENCER, as Trustees of the WDS AND GTS COMMUNITY PROPERTY TRUST** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Being Unit No. A-4 on the Plan of Glencourt Condominiums, Apartment 114, according to the Master Deed of record in Book 6396, Page 825, re-recorded in book 6402, page 279, in the Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6250, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more particular description.

Being the same property conveyed to Katherine Davis Murfree by Warranty Deed dated April 5, 2017, of record in Instrument No. 20170411-0035175, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Matthias B. Murfree, IV, as Trustee of the Katherine D. Murfree Revocable Trust Dated April 18, 2012 by Quitclaim Deed dated August 23, 2023, of record in Instrument No. 20230824-0066190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 615 Belle Meade Boulevard #114, Nashville, Tennessee 37125.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

Grantor covenants with the said Grantee that Grantor has lawfully seized and possessed said real estate; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except for the 2024 property taxes, which have been prorated between the parties, and as otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS on this the 17th day of October, 2024.

KATHERINE D. MURFREE REVOCABLE TRUST
DATED APRIL 18, 2012

By: _____
Matthias B. Murfree, IV, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Matthias B. Murfree, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the **Katherine D. Murfree Revocable Trust Dated April 18, 2012**, and as such Trustee executed the foregoing instrument for the purposes therein contained and acknowledged the instrument to be the free act and deed of the Trust.

WITNESS my hand, this 17th day of October, 2024

_____
NOTARY PUBLIC
My Commission Expires: 3-18-28

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 18, 2028

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,500,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me,
this 17th day of October, 2024

_____
Notary Public
My commission expires: 3-18-28

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 18, 2028

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 10-17-24 (date of document).

Affiant Signature

10-18-24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of October, 2024.

Notary's Signature

My Commission Expires: 06-20-2027

Notary's Seal:

