THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049183

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $578,750.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2024.

Notary Public
My Commission Expires: September 28, 2026

Karen Johnson Davidson County
Batch# 1206594 DEEDWARR
11/19/2024 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,141.38
20241119-0089638

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dinesh Adikesavan 2218 14th Avenue North Nashville TN 37208	New Owner 8200 Warbler Way Brentwood, TN - 37027	Tax Parcel ID No. 081 03 0 159.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dinesh Adikesavan,** a married person, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, A.B. SHANKLAND PLAN, as of record in Plat Book 21, Page 44, Register's Office for Davidson County, Tennessee, and as shown on Block 33 of the Plan of BUENA VISTA, of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Said Lot No. 2 fronts 50 feet, more or less, on the Easterly side of Nance Street and runs back between parallel lines 117 feet to an alley.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Clarence Summey, of record in Instrument No. 20200413-0038431, in the Register's Office of Davidson County, Tennessee, dated April 03, 2020 and recorded on April 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.B. SHANKLAND PLAN, as recorded in Plat Book 21, Page(s) 44.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BUENA VISTA, as recorded in Plat Book 57, Page(s) 26.

This is improved property located at 2218 14th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2024.

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joe Spicer and Juanita Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2024.

Notary Public
My Commission Expires: _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 NOV. 15, 24 (date of document).

Jennifer L. Pennell

NOV. 15, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of NOV, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

