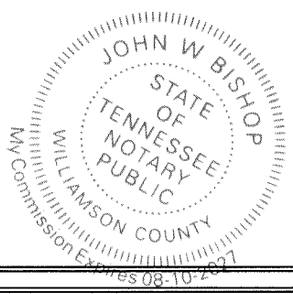
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149415**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2024. Notary Public My Commission Expires:



Karen Johnson Davidson County
Batch# 1218233 DEEDWARR
12/19/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20241219-0098539

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wendy C. Monday and John T. Spangler 1231 6th Avenue North Nashville, TN 37208	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Parcel ID No. 104-11-0-075.00

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, **Thomas Landry Billings and Paul Richardson Billings and David Block Billings** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendy C. Monday and John T. Spangler, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 62, and the westerly 5 feet of Lot No. 63, as shown on the map entitled Plan of Stokes and Marshall's Subdivision, of record in Plat Book 332, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 62 and the westerly part of Lot No. 63 front together 55 feet on the southerly side of Acklen Avenue, formerly Marshall Street, and run back between parallel lines, 163 feet, more or less to an alley.

Being the same property conveyed to WAYNE LEE BILLINGS and wife, CAROLYN BILLINGS, by deed from AGNES F. LYNCH, of record in Book 4718, page 63, dated June 5, 1973, said Register's Office.

WAYNE LEE BILLINGS died on or about April 27, 2009, leaving CAROLYN BILLINGS as the surviving tenant by the entirety. CAROLYN BILLINGS died testate on or about March 17, 2024. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 24P1173, devised her entire estate to her only heirs, being her sons, THOMAS LANDRY BILLINGS, PAUL RICHARDSON BILLINGS AND DAVID BLOCK BILLINGS.

Said property was never the marital residence of Grantors.

Paul Richardson Billings executes this Warranty Deed for and on behalf of himself and Thomas Landry Billings and David Block Billings pursuant to Power of Attorneys recorded simultaneously herewith.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 104-11-0-075.00.

Matters shown on the Plan of record in Plat Book 332, page 106, said Register's Office.

This is improved property located at 2605 Acklen Avenue Nashville TN 37212

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 17th day of December, 2024.

Thomas Landry Billings by Paul Richardson Billings, his Attorney-in-Fact

Thomas Landry Billings by Paul Richardson Billings, his Attorney-in-Fact

Paul Richardson Billings

David Block Billings by Paul Richardson Billings, his Attorney-in-Fact

David Block Billings by Paul Richardson Billings, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Richardson Billings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Thomas Landry Billings and David Block Billings and that he is authorized by Thomas Landry Billings and David Block Billings to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of December, 2024.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 17 day of December, 2024.

Affiant Signature
Date 12-17-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

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