20241547R

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of December, 2024.

Notary Public

My commission expires: 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1221161
12/30/2024 09:28:46 AM
Fees: $13.00 Taxes: $5,365.00

Davidson County
DEEDWARR
2 pgs

20241230-0100887

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
William David Spencer, Jr. and Carlie Bagwell Spencer	NEW OWNER	**103-04-0-048.00**
4504 Wyoming Avenue		
Nashville, TN 37209		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Adam Scales and Emerson Spicher Scales, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William David Spencer, Jr. and Carlie Bagwell Spencer, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 405 and the westerly 10 feet of Lot No. 403 of Block 22, in the Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, said Register's Office.

Said part of said Lots 403 and 405 together front 50 feet on the north side of Wyoming Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Christopher Adam Scales and wife, Emerson Spicher Scales by Warranty Deed from For a Song Properties, LLC of record in Instrument No. 20130430-0043159 Register's Office for Davidson County, Tennessee, dated April 29, 2013 and recorded on April 30, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4504 Wyoming Avenue, Nashville, TN 37209.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 26th day of December, 2024:

Christopher Adam Scales

Emerson Spicher Scales

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Christopher Adam Scales and Emerson Spicher Scales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26th day of December, 2024.

My Commission Expires: 5/24/25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY