Karen Johnson Davidson County
Batch# 1237872 DEEDWARR
02/14/2025 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20250214-0011531

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Marcus Keith Wilson Jr.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 4570 Clarksville Pike	(NAME) 4570 Clarksville Pike	12800007000
(ADDRESS) Nashville TN 37218	(ADDRESS) Nashville TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Spencer-Northcutt Properties, a Partnership composed of Larry C. Spencer and Donald R. Northcutt**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marcus Keith Wilson Jr., married ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LYING AND BEING in the 2nd Civil District of Davidson County, Tennessee, bounded and described as follows:

BEGINNING at an iron pin set in the westerly margin of Old Hickory Boulevard, said pin being the northeast corner of the property conveyed to R. Hutton Buchanan and wife, Carolyn Buchanan, by deed of record in Book 5353, Page 270, of the Register's Office of Davidson County, Tennessee; thence North 85 degrees 38 minutes 09 seconds West 579.24 feet to an iron pin; thence, North 15 degrees 59 minutes 58 seconds East, 179.75 feet to an iron pin; thence North 85 degrees 59 minutes 58 seconds East, 360.74 feet to an iron pin in the westerly margin of Old Hickory Boulevard along a curve to the left (I = 11 degrees 29 minutes 16 seconds, R = 1472.39 feet) a distance of 295.21 feet to the point of beginning, containing 2.18 acres more or less. .

Being the same property conveyed to Spencer-Northcutt Properties a Partnership composed of Larry C. Spencer and Donald R. Northcutt, by virtue of that certain Deed dated August 26, 1988, and being of record at Book 7639, Page 559 in the Register's Office of Davidson County, Tennessee.

Donald R. Northcutt died on or around December 10, 2008 leaving his heirs, Richard Northcutt, Nancy Northcutt and Judy Northcutt Gaertner, who joined in this conveyance under the authority bestowed to them under the authority of TCA 61-2-705

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 407 Old Hickory Blvd Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 14th day of February, 2025.

SPENCER NORTHCUTT PROPERTIES, A PARTNERSHIP COMPOSED OF LARRY C. SPENCER AND DONALD R. NORTHCUTT

Larry Spencer

Richard Northcutt

Nancy Northcutt

Judy Northcutt Gaertner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Richard Northcutt, Nancy Northcutt and Judy Northcutt Gaertner , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who upon oath, acknowledged themselves to be Partner of Spencer Nortchcutt Properties, a Partnership composed of Larry C. Spencer and Donald R. Northcutt, the within named bargainor, a Partnership, and that as such partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership as Partner.

WITNESS my hand and official seal at office this 14th day of February, 2025.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Larry Spencer , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who upon oath, acknowledged themselves to be Partner of Spencer Nortchcutt Properties, a Partnership composed of Larry C. Spencer and Donald R. Northcutt, the within named bargainor, a Partnership, and that as such partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Partnership as Partner.

WITNESS my hand and official seal at office this 14th day of February, 2025.

Notary Public

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

My Commission Expires: 9-5-2028

Certificate of Authenticity

I, Holly A Mason, 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 2/14/25.

Affiant Signature

2/14/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 14 day of February, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

