Prepared by
Record and Return to
Chapman and Personal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1251638
03/25/2025 11 03 33 AM
Fees $23 00 Taxes $1,665 00

Davidson County
DEEDWARR
4 pgs

20250325-0022222

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No 2025-GTE-77

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Ashley Spicer and Chesney Cannon	Same as new owner	043 04 0A 028 00
(NAME) 732 River Landing Way	(NAME)	
(ADDRESS) Nashville, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Patricia A. Jackson, a single woman, and Keenan R. Hardy, a single man** (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Ashley Spicer, a single woman, and Chesney Cannon, a married woman, as joint tenants with right of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 732 River Landing Way, Nashville, TN 37138.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantors covenant with Grantee(s) that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 20th day of March, 2025.

GRANTOR:

Patricia A Jackson by Karen Hardy, Karen Hardy AIF

Patricia A. Jackson by Karen Hardy,
her Attorney-In-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Karen Hardy, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she is the Attorney-In-Fact for Patricia A. Jackson, the within named Grantor, and being duly authorized by a Durable Power of Attorney, of record in Instrument No. 20230626-0048434 Register's Office of Davidson County, Tennessee, executed the foregoing instrument on her behalf as her Attorney-In-Fact.

WITNESS my hand, at office, this 20th day of March, 2025.

TIFFHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public

My Commission Expires: 5-9-26

GRANTOR:

Keenan R. Hardy

STATE OF GEORGIA)

COUNTY OF Houston)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Keenan R. Hardy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18th day of March, 2025.

C Elise Vickers

Notary Public

My Commission Expires: 8-21-2028

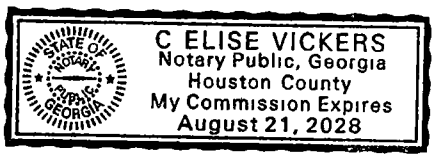


EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot(s) 28, as shown on the map entitled FIRST REVISION FINAL PLAT OF CLUSTER LOT SUBDIVISION RIVER LANDING SECTION 1, PHASE 1, (FORMERLY KNOWN AS WINDSTAR ESTATES SECTION 1, PHASE 1), of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia A. Jackson, a single woman and Keenan R. Hardy, a single man, by Warranty Deed from Magdi Hanna, married, of record in Instrument No. 20170309-0023332, in the Register's Office of Davidson County, Tennessee, dated March 07, 2017 and recorded on March 09, 2017.