This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5359-AP

Karen Johnson Davidson County
Batch# 1256094 DEEDWARR
04/03/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250403-0025532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Marcia Escobar
Affiant

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this the 21st day of March, 2025.

Notary Public
My Commission Expires: 1/25/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Spartan Properties LLC 1632 Robindale Dr. Hermitage TN 37076	New Owner	042-11-0-007

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Courtney Myers** (individually and/or collectively, "Grantor"), transfer and convey unto **Spartan Properties LLC,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 59, Section Four, Morning View Subdivision, according to survey and plat of same appearing of record in Book 2330, page 40; amended as to set back line of record in Book 2481, page 307, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description as to details and location of said lot.

Included in the above-described property but specifically excluded therefrom is the following described tract being conveyed in fee simple by Warranty Deed to the State of Tennessee for right-of-way purposes, of record in Book 11152, page 578, said Register's Office, and being more fully described as follows, to-wit:

Beginning at the point of intersection of the existing northwest margin of North Graycroft Avenue and the southwest boundary of the John R. Evans, Et ux property, said point of intersection being 23.57 feet left of North Graycroft Avenue proposed centerline station 109+50.24; thence with said existing margin southwesterly 447 feet more or less to a point, said point being 24.75 feet left of North Graycroft Avenue proposed centerline station 105+02.21; thence with the east boundary of the Cornerstone Church (Assemblies of God) Inc. property north 03 degrees, 22 minutes, 32 seconds east 43.34 feet to a point, said point being 46.86 feet left of North Graycroft Avenue proposed centerline station 105+39.48; thence with the proposed northwest margin of said road (1) north 34 degrees, 03 minutes, 09 seconds east 248.94 feet (2) north 42 degrees, 14 minutes, 31 seconds east 163.49 feet to the point of beginning, containing 8065 square feet, more or less.

Being the same property conveyed to Joan A. Armstrong, a single person by Warranty Deed from Josh B. Smithson, a single man, dated July 16, 2004, recorded July 20, 2004, of record in Instrument No. 20040720-0086658, Register's Office for Davidson County, Tennessee. The said Joan A. Armstrong aka Joan Angela Armstrong having since died testate on February 21, 2021, property passing to Courtney Myers according to the Last Will & Testament of Joan Angela Armstrong, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P615, a certified copy of said Last Will & Testament being of record in Instrument No. 20230601-0041389, said Register's Office.

See also certified copy of Order Admitting Will to Probate of record in Instrument No. 20230601-0041388, said Register's Office.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **505 North Graycroft Avenue, Madison, TN 37115**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 21st day of March, 2025.

GRANTOR:

Courtney Myers

Courtney Myers

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Courtney Myers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of March, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 3-21-2025 (date of document).

Affiant Signature

4-3-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of April, 2025.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26