THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250250138

Karen Johnson
Batch # 1257748
04/11/2025 08 58 04 AM
Fees $13 00 Taxes $1,901 43

Davidson County
DEEDWARR
2 pgs

20250411-0027022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $513,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2025.

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine Kate Buchanan 2005 24th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No 081 06 0 360.00

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, **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine Kate Buchanan,** unmarried, ("Grantees"), its 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 part of Lot No. 17 on the Plan of the NICHOL PROPERTY, of record in Plat Book 31, Page 603, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Westerly margin of 24th Avenue North, 15 feet Northerly from the Northeast corner of a lot owned by Southern Union Conference Association of the Seventh Day Adventists, said point being the Northerly margin of a 15 foot alley, thence with the Westwardly margin of 24th Avenue North, Northerly 75 feet, thence Westerly 150 feet, thence Southerly 75 feet to the Northerly margin of an alley, thence with the North margin of said alley, Eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Joe Spicer and Juanita Spicer, husband and wife, by Warranty Deed from Clarence Summey, of record in Instrument No. 20230831-0068298, in the Register's Office of Davidson County, Tennessee, dated August 29, 2023 and recorded on August 31, 2023.

Being the same property conveyed to Clarence Summey, by Warranty Deed from Robert A. O'Malley and Betty S. O'Malley, husband and wife, of record in Instrument No. 20150416-0033718, in the Register's Office of Davidson County, Tennessee, dated April 08, 2015 and recorded on April 16, 2015

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NICHOL PROPERTY, as recorded in Plat Book 31, Page(s) 603.

This is improved property located at 2005 24th Avenue North Nashville TN 37208

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 3rd day of April, 2025

Joe Spicer by Ryan Dieck, Attorney-in-Fact

Joe Spicer by Ryan Dieck, Attorney-in-Fact

Juanita Spicer by Ryan Dieck, Attorney-in-Fact

Juanita Spicer by Ryan Dieck, 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, Ryan Dieck, 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 Joe Spicer and Juanita Spicer and that he is authorized by Joe Spicer and Juanita Spicer to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of April, 2025

Notary Public
My Commission Expires: _____

