Karen Johnson Davidson County
Batch# 1264308 DEEDWARR
04/24/2025 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20250424-0031353

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2

B-BMR-25-812

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Kuster	**Rocket Mortgage, LLC**	
(NAME) **812 Spence Enclave**	(NAME) **1050 Woodward Avenue**	**094 16 0E 053.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Detroit, MI 48226**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **TANISHA C. SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN KUSTER, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 53, of SPENCE ENCLAVE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SPENCE ENCLAVE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20061115-0141672 as amended in Instrument No. 20061117-0142842; Instrument No. 20061213-0153595; Instrument No. 20080222-0017508; Instrument No. 20080423-0041404; Instrument No. 20080507-0047102; Instrument No. 20100427-0031915 with Scrivener's Affidavit and Correction recorded in Instrument No. 20100428-0032407 and Instrument No. 20121116- 0105801, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-2" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tanisha C. Smith, An Unmarried Woman, by Warranty Deed from Aaron C. Elliott, Unmarried, of record in Instrument No. 20180710-0066510, in the Register's Office of Davidson County, Tennessee, dated July 06, 2018 and recorded on July 10, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061115- 0141672 and as amended in Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915, Scrivener's Affidavit recorded at 20100428-0032407, further amended at Instrument No. 20121116-0105801.
- Easement for Right of Way, recorded in Book 437, Page 45; Book 437, Page 54; Book 2704, Page 419.
- Easement for Grant of Transmission Line, recorded in Book 1814, Page 594; Book 1814, Page 597; Book 2026, Page 616.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5666, Page 656.
- Easement recorded in Book 5015, Page 699; Book 5451, Page 769; Instrument Nos. 20060210-0016418, 20060210-0016424.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151715.
- Lease between The Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112. This Agreement contains restrictions as to the use of advertising.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Spence Enclave, Nashville, Tennessee 37210**.

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 hand(s) this the 23rd DAY OF APRIL, 2025.

TaNisha C. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANISHA C. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of April, 2025.

Affiant Signature
Date 4/23/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027