When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File #1-24102-RR

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24102-RR

Karen Johnson Davidson County
Batch# 1268402 DEEDWARR
05/05/2025 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20250505-0034334

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Melissa Lawmaster Falks
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2025.

Notary Public
My Commission Expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leon & Melissa Falks 1493 Snell Boulevard Nashville, TN 37218	First Horizon Bank PO Box 132 Memphis, TN 38101	080-12-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel Spohn and Diana Spohn, FKA Diana Young, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Leon Laval Falks and Melissa Lawmaster Falks, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 258 on the Plan of Section One Bordeaux Gardens of record in Plat Book 3300, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 258 fronts 70 feet on the Northerly margin of Snell Boulevard and extends back 94.95 feet on the Westerly line and 135.69 feet on the Easterly line to a dead line in the rear measuring 66.20 feet thereon.

Being the same property conveyed to Daniel Spohn, unmarried, and Diana Young, unmarried, as Joint Tenants with Right of Surviorship by Warranty Deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170711-0069727 Register's Office for Davidson County, Tennessee, dated July 07, 2017 and recorded on July 11, 2017.

This is improved property located at: **1493 Snell Boulevard, Nashville, TN 37218**

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 their 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 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. 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 1st day of May, 2025.

GRANTOR:

Daniel Spohn

Diana Spohn

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel Spohn and Diana Spohn, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of May, 2025.

Notary Public
My Commission expires: 1/4/2027



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- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5/1/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 5/2/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

