WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291722 DEEDWARR
06/30/2025 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20250630-0051323

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of June, 2025.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Center Court Properties, LLC	NEW OWNER	050-14-0 069.00
P.O. Box 100161	PO Box 100161	
Nashville, TN 37224	Nashville TN 37224	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, of Jamie E. Spencer, sole heir at law of Amanda Spencer, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Center Court Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, 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. 684 on the Plan of Parkwood Estates, Section IV, as of record in Book 3300, pages 79 and 80, Register's Office for said County.

SAID Lot No. 684 fronts 68.0 feet on the southeasterly side of Doverside Drive and extends back 151.08 feet on the northeasterly line and 170.85 feet on the southwesterly line to a line in the rear measuring 107.35 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

BEGINNING at a point where the Lot Line between Lots Nos. 683 and 684 intersects the present Northerly margin of Briley Parkway; thence South 71°03'38" West 107.35 feet along said margin of Briley Parkway to a point; thence North 1°42'33" West 8.52 feet along the Lot Line between Lots Nos. 684 and 685 to a point; thence North 75°29'57" East 105.14 feet along the new relocated northerly margin of Briley Parkway to the point of beginning, being triangular in shape and containing 0.010 acres, more or less.

Being the same property conveyed to Elton Spencer and wife, Amanda Long Spencer by Deed dated October 1, 1972 from Donald Eugene Daniels and wife, Linda Joyce Daniels, in Book 4644, Page 108, in the Register's Office for Davidson County, Tennessee. The said Elton Spencer having since died 6/13/07 leaving the subject property vested in Amanda Long Spencer as the surviving tenant by the entirety. The said Amanda Long Spencer having since died intestate April 15, 2025, leaving Jamie E. Spencer as her sole heir at law, as evidenced in Case No. 25P884, Seventh Circuit Court for Davidson County, Tennessee.

Affidavits of Heirship of record in Instrument No. 202506300051321 and Instrument No. 202506300051322, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to restrictions of record in Record Book 3434, Page 270, as amended in Book 3616, page 269, and Book 3702, page 519, Register's Office said County

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

Subject to all matters as shown on plat of record in Plat Book 3300, Page 79-80, said Register's Office.

Final Order to Metropolitan Government of Nashville and Davidson County of record in Book 5004, page 475, said Register's Office.

This is unimproved X improved property, known as 3214 Doverside Drive, Nashville, TN 37207

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. 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 hand this 27th day of June, 2025.

Jamie E. Spencer

STATE OF ARIZONA
COUNTY OF Maricopa

On this 27th day of June, 2025, before me personally appeared Jamie E. Spencer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of June, 2025.

Notary Signature
My commission expires: 12/19/2028

Thomas J Wright Jr
Notary Public
Maricopa County, Arizona
My Comm. Expires 12-19-28
Commission No. 675799

I, Andy Maloney, 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 6/27/2025 (date of document).

Affiant Signature
Date 6/27/2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of June, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY