Karen Johnson Davidson County
Batch# 1295394 DEEDWARR
07/09/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250709-0053929

WARRANTY DEED

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

File No. EM-25-10304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deidra Spencer	New Owner	
(NAME)	(NAME)	050-10-0-022.00
3245 Masonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Anne Weiss and Nicholas Weiss, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deidra Spencer, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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. 772 on the Plan of Map of Parkwood Estates, Section Four of record in Plat Book 3300, Page 79, 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. 772 fronts 75 feet on the north side of Masonwood Drive and extends back between lines 166.2 feet on the east line and 193.8 feet on the west line to a dead line in the rear, which is a broken line and on which measures 85.0 feet thereon.

Being the same property conveyed to Anne Weiss and Nicholas Weiss, wife and husband by Warranty Deed from Suzanne Edwards, a single woman and Rita B. Robles, a single woman of record in Instrument No. 20211230-0171582 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 30, 2021.

This is property more commonly known as 3245 Masonwood Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of July, 2025.

Anne Weiss

Nicholas Weiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2025, before me personally appeared Anne Weiss and Nicholas Weiss, 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 7th day of July, 2025.

Notary Signature
My commission expires: 3-3-2026



Certificate of Authenticity

I, Cari Aller, 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 July 7, 2025.

Affiant Signature

7-7-25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of July, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026