WARRANTY DEED

Karen Johnson Davidson County
Batch# 1300147 DEEDWARR
07/21/2025 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250721-0057312

JM-CRE-25-310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

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)
The Nicholas A. Messerly Revocable Trust	**Nations Direct Mortgage, LLC**	
(NAME) **310 Evanston Ave**	(NAME) **2475 Village View Drive, Suite 100**	**082-03-0-316.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Henderson, NV 89074**	
(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, **MICHAEL SPENCER, JR. AND NICOLE SPENCER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS A. MESSERLY, TRUSTEE OF THE NICHOLAS A. MESSERLY REVOCABLE TRUST, DATED MAY 1, 2025,** 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:

Land in Davidson County, Tennessee, being a portion of Lot 27 on the Plan of Crutcher Brother's of record in Plat Book 161, Page 158, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in the above description but expressly excluded from this conveyance is property conveyed by Deed of record in Book 8709, Page 398, Register's Office for said County.

Being the same property conveyed to Nicole Spencer and Michael Spencer JR., wife and husband by Warranty Deed from Samuel DeVault and Kathryn DeVault, husband and wife of record in Instrument No. 20191107-0115277 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 07, 2019.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20110729-0058382, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 Evanston Ave, Nashville, Tennessee 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 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)

Witness my/our hand(s) this the 14th DAY OF JULY, 2025.

Michael Spencer, Jr.

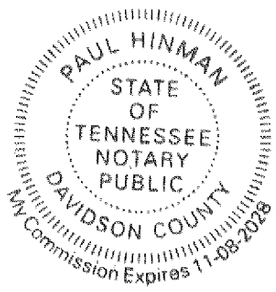
Nicole Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SPENCER, JR., 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 14th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

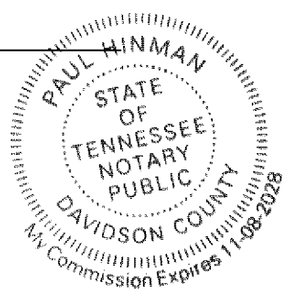


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE SPENCER, 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 14th of July, 2025.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Karla Lilley 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 7/14/2025 (date of document).

Affiant Signature

July 14, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28