WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303032 DEEDWARR
07/28/2025 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20250728-0059504

File #25-TC-1414-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christina Holden	**E Mortgage Capital, Inc.**	
(NAME)	(NAME)	**072 04 0 258.00**
1414 Janie Avenue	**18071 Fitch, Suite 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Irvine, CA 92614**	
(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,

CHARLES RAYMOND SPANGLER, JR, TRUSTEE OF THE SPANGLER FAMILY TRUST DATED NOVEMBER 9, 2021,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CHRISTINA HOLDEN, AN UNMARRIED WOMAN,

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 Lot No. 17, Block E, on the Plan of COUNTRY CLUB ESTATES, of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Toni Renee Spangler, Trustee of The Spangler Family Trust Dated November 9, 2021, by Warranty Deed from Gregory Hoffman, a Single Person, of record in Instrument No. 20221019-0113998, in the Register's Office of Davidson County, Tennessee, dated on October 18, 2022 and recorded on October 19, 2022.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page(s) 95.
* Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 4191, Page 1.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1414 Janie Avenue, Nashville, TN 37216.

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 25th day of July, 2025.

The Spangler Family Trust dated November 9, 2021

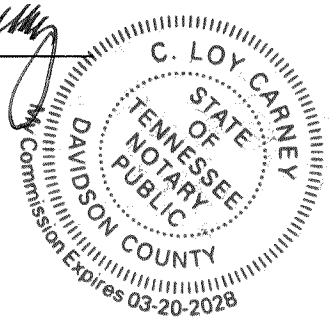
By: _____
Charles Raymond Spangler, Jr, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Charles Raymond Spangler, Jr, Trustee of The Spangler Family Trust dated November 9, 2021, 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 25th day of July, 2025.

_____
Notary Signature
My commission expires:



True Copy Certification

I, **Denise Woods,** 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 25 day of July, 2025.

Denise Woods
Affiant Signature
Date 7-25-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of July, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES: _____

