This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Dickson

The actual consideration or value, whichever is greater for this transfer is: $315,000.00

Affiant Signature

Subscribed and sworn to before me on this the 28 Day of July, 2025.

Notary Public
My Commission expires 2 / 23 / 2028

JENNIFER HUDGINS TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

NAME AND ADDRESS OF PROPERTY OWNER:
Danny Hines and Denise Spiva
1312 Bellshire Dr
Nashville, TN 37207

SEND TAX BILLS TO:
Danny Hines and Denise Spiva
1312 Bellshire Dr
Nashville, TN 37207

Karen Johnson
Batch # 1305954
08/05/2025 08 04 56 AM
Fees $18 00 Taxes $1,165 50
Davidson County
DEEDWARR
3 pgs
20250805-0061764

MAP AND PARCEL NUMBER: 041 15 0 006.00

WARRANTY DEED
25NT00902

Effective the 28 Day of July, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Vickie Ussery, unmarried and Rebecca Thornton, unmarried, as tenants in common with right of survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Danny M. Hines, a single man, and Denise Spiva, a single woman, as joint tenants with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, pages 128 and 129, Register's Office for said county, described as follows: Beginning at a point in the northerly margin of Bellshire Drive, the common corner of Lot Nos. 405 and 407; thence with the line between said lots northwardly 191.6 feet to a point; thence southwestwardly 232.2 feet to a point in the easterly margin of Bellshire Court; thence with the margin of the same, southwestwardly 123.7 feet to a point, the beginning of a curve; thence southwestwardly around said curve with a radius of 25 feet, 37 feet to a point in the northerly margin of said Bellshire Drive; thence with the margin of the same 150.2 feet to the point of beginning.

Being the same property conveyed to Vickie Ussery and Rebecca Thornton, as tenants in common with right of survivorship by Quit Claim Deed from John A. Christopherson dated 5/30/2025 and recorded _____ as document no _____, Register's office for Davidson County, Tennessee. 20250805-0061763

Jon Scott Christopherson deceased 03/03/2025, with intestate probate in the Davidson county probate court, case no 25P1053, leaving his heir-at-law as follows, as evidenced by affidavits of heirship recorded as instrument no _____*, Register's office for Davidson County, Tennessee

*and Instrument no _____

Being the same property conveyed to Larry D Craig, Trustee from Shirley May Nation, now being Shirley May Christopherson, further conveyed to Shirley May Christopherson and husband, Jon Scott Christopherson from Larry D Craig, Trustee, by Quitclaim Deed dated 07/31/2008 and recorded 08/01/2008 in Instrument No 20080801-0079352, Register's Office of said County Shirley May Christopherson died 02/06/2023, leaving Jon Scott Christopherson as surviving tenant by the entirety.

Being the same property conveyed to James Clifton Nation and wife, Shirley May Nation by Warranty Deed dated 01/30/1961 and recorded 02/01/1961 of record in Book 3180, page 165, Register's Office for Davidson County, Tennessee, the said James Clifton Nation having since died on May 13, 1978 and the said Shirley May Nation having since married, the property vests in Shirley May Christopherson

This is an improved property commonly known as 1312 Bellshire Dr, 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 We do covenant with 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, expect for those matters appearing of record and real property taxes We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 28 day of July, 2025

Vickie Ussery

Vickie Ussery

State of TN)
County of Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Vickie Ussery**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

T Garrison

Notary Public

My Commission expires 3/3/26

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Rebecca Thornton

Rebecca Thornton

State of TN)
County of Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rebecca Thornton**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

T. Garrison

Notary Public

My Commission expires 3/3/26

