WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306947 DEEDWARR
08/08/2025 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20250808-0063160

File #25-TL-6105-C

(SEAL)

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2025.

Bethany Shipley
Notary Public
MY COMMISSION EXPIRES: 05/24/2028

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)
Mary Claire Spenard and John Spenard	New owner	
(NAME)	(NAME)	**091 13 4A 002.00**
6105 Obrien Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

BENNY SALTER, AN UNMARRIED MAN,

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

MARY CLAIRE SPENARD AND JOHN SPENARD, WIFE AND HUSBAND,

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 413 EASTBORO TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 413 EASTBORO TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number. 20180905-0087720 as amended Instrument Number. 2018024-0105557, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Benny Salter, an unmarried man, by Warranty Deed from KF Legacy, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190823-0085097, in the Register's Office of Davidson County, Tennessee, dated August 22, 2019, and recorded on August 23, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of PLAN OF E. T. BROWN'S SUBDIVISION OF AN 18 ACRE TRACT ON THE CHARLOTTE PIKE, as recorded in Plat Book 332, Page(s) 116.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF E.T. BROWN TRUSTEE'S SUBDIVISION OF AN 18 ACRE TRACT ON THE CHARLOTTE PIKE, as recorded in Plat Book 332, Page 126.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180905-0087720 as amended in Instrument No. 20181024-0105557.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of Loy Carney *as Attorney-in-Fact for* ***BENNY SALTER****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202508080063159 *, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **6105 Obrien Avenue, Nashville, TN 37209**.

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 7th day of August, 2025.

Benny Salter by Loy Carney, Attorney In Fact

Benny Salter by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of BENNY SALTER and acknowledged that he executed the same as the free act and deed of the said BENNY SALTER.

Witness my hand and official seal this **7th** day of **August, 2025**.

Notary Signature
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 8-7-2025 (date of document).

Affiant Signature

8-7-2025
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

