Karen Johnson Davidson County
Batch# 1320091 DEEDWARR
09/09/2025 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250909-0071824

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409 *et seq.* Affiant Sworn to and subscribed before me this August 14, 2025. Notary Public Comm Exp:

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared by: Parker T. Brown
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
DOROTHY LOU RONEY SPIKES, Trustee		
SPIKES REVOCABLE TRUST, dated August 14, 2025	SAME AS NEW OWNER	128-14-0-143.00
8033 Arbor Drive		
Nashville, TN 37221		

WARRANTY DEED

BE IT KNOWN THAT HENRY B. SPIKES et ux DOROTHY L. SPIKES, purchased the subject property on May 15, 1978, by Warranty Deed of record in Book 5287, Page 139, Register's Office for Davidson County, Tennessee. HENRY B. SPIKES passed away on September 10, 1999, leaving DOROTHY L. SPIKES as sole owner.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DOROTHY L. SPIKES (Grantor),unmarried, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to DOROTHY LOU RONEY SPIKES, Trustee of the SPIKES REVOCABLE TRUST, dated August 14, 2025 (Grantee), and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 125 on the plan of Section Three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said County.

SAID Lot No. 125 fronts 90.0 feet on the northerly margin of Arbor Drive and extends back 192.93 feet on the easterly line and 191.29 feet on the westerly line to a dead line in the rear, measuring 90.06 feet thereon.
Being the same property conveyed to HENRY B. SPIKES (deceased) et ux DOROTHY L. SPIKES,

by NANCY LEE YATES, a widow, by Warranty Deed of record in Book 5287, Page 139, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

The legal description is taken from the prior deed of record.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The property is known as 8033 Arbor Drive, Nashville, TN 37221

IN WITNESS WHEREOF, the Grantor has have caused this instrument to be executed on August 14, 2025.

DOROTHY L. SPIKES

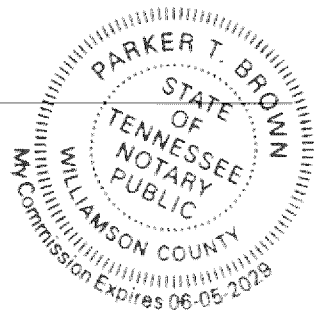
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY L. SPIKES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 14, 2025.

NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 August 14, 2025

9/3/25

PARKER T. BROWN, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 3rd day of September, 2025.

Notary Public

My Commission Expires:

ROBERT M. PAUTIENUS III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028