WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336170 DEEDWARR
10/21/2025 08:43:30 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20251021-0083569

~~MISS. SS.~~ PP:
STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Sunflower
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: April 10, 2027

(AFFIX SEAL)

★ STATE OF MISSISSIPPI ★
LAKEISHA SPURLOCK SUTTON, NOTARY PUBLIC
LEFLORE COUNTY
MY COMMISSION EXPIRES APRIL 10, 2027
COMMISSION NUMBER 127446

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tighten Up Homes, LLC	new owner	148-08-0A-048.00
(NAME)	(NAME)	
2321 Dundee Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we Regina R Spivey, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tighten Up Homes, LLC, a Tennessee Limited Liability Company hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 63, on the plan of Quiet Creek, Phase Two, Section One, as shown on plat of record in Instrument No. 20040106-0002099, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sylvia Relliford, an unmarried woman by Warranty Deed from The Home Company of Middle Tennessee, dated 01/17/2007, of record in Instrument No. 20070123-0009153, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia Relliford, an unmarried person and Regina R. Spivey, a married person, as joint tenants with full rights of survivorship and not as tenants in common by Quitclaim Deed from Sylvia Relliford, an unmarried woman, dated 09/20/2024, of record in Instrument No. 20240924-0073814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia Relliford, an unmarried person by Quitclaim Deed from Regina R. Spivey, a married person, dated 11/08/2024, of record in Instrument No. 20241119-0089580, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sylvia L. Relliford, an unmarried person, and Regina R. Spivey, a married person, as joint tenants with full rights of survivorship and not as tenants in common by Quitclaim Deed from Sylvia Relliford, an unmarried person, dated 04/19/2025, of record in Instrument No. 20250425-0032056, Register's Office for Davidson County, Tennessee.

The said Sylvia L. Relliford died on 06/22/2025, leaving the said Regina R. Spivey the sole surviving joint tenant with full rights of survivorship.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1904 Terragon Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of October 2025

Regina R Spivey

State of ~~Tennessee~~ Mississippi LS

County of ~~Wilson~~ Sunflower LS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina R Spivey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October 2025

Notary Public:

My Commission Expires: April 10, 2027

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

★ STATE OF MISSISSIPPI ★
LAKEISHA SPURLOCK SUTTON, NOTARY PUBLIC
LEFLORE COUNTY
MY COMMISSION EXPIRES APRIL 10, 2027
COMMISSION NUMBER 127448

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 October 17, 2025.

October 20, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 20 day of October, 2025.

Notary Public:

My Commission Expires: 7.6.26