Karen Johnson Davidson County
Batch# 1341502 DEEDWARR
11/03/2025 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20251103-0087248

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2025.

_____
Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0458

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Beverly G. Spangler	New Owner	Map: 023-00-0-103.00
(NAME) 2382 Crocker Springs Rd	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS ($365,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

REGINA HUDSON WATTS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BEVERLY G. SPANGLER, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, September 24, 1969, as follows:

BEGINNING at a spike in the center of Crocker Springs Road, the Southwest corner of this property and common to the property of G.O. Hahan; thence North 0 deg. 36 min. East 495 feet along the center of said road to a point (spike); thence North 72 deg. 43 min. East 186 feet to an iron pin; thence South 22 deg. 55 min. East 157.0 feet to an iron pin on West side of Farm Road; thence South 24 Deg. 3 min. East 440.9 feet to an iron pin in the original line; thence South 89 deg. 00 min. West 417.7 feet along original

line and fence to the beginning, containing 3.1 acres, more or less.

This is improved property known as 2348 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072 and includes two mobile home trailers affixed to said property - a 1986 Clayton Model 28X, VIN #CLR0879, and a 1999 Hart, Model DBL,VIN #HH5541INAB1.

Being the same property conveyed to Regina Hudson Watts, unmarried, by deed from Regina Hudson Watts, Executor of the Estate of Robert T. Watts, Jr., of record in Instrument No. 20250130-0007086, dated January 29, 2025, Register's Office for said County.

Affidavit of Affixation of record in Instrument No. 20250924-0076262, and Instrument No. 20250924-0076263.

unimproved ☐
This is improved ☒ property, known as 2348 Crocker Springs Road, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the 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, 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 GRANTEES, 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 our hands this 3rd day of November, 2025.

Regina Hudson Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Hudson Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 3rd day of November, 2025.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Vehicle Services Research – De-Title Mobile Home Request

Metropolitan Escrow, Inc
Property Owner: Regina Hudson Watts
217 Pineway Drive
Nashville, TN 37217

September 24, 2025

VIN: HH5541INAB1 and CLR0879

Dear Sir/Madam,

The Tennessee Department of Revenue, Vehicle Services Division, wanted to inform that the above referenced mobile home was de-titled on September 24, 2025

Please use the contact information at the bottom of this correspondence for any inquiries you have.

Tennessee Department of Revenue, Vehicle Services Division
VS: CYM

Certification of Recorded Documents

I, Channing Miles, 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 November 3, 2025.

(AFFIANT) – Channing Miles

11/03/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON