This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7114-TM

Karen Johnson Davidson County
Batch# 1343109 DEEDWARR
11/10/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20251110-0089138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $825,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2025.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dhruvkumar Patel 640 Old Hickory Boulevard Nashville, TN 37209	New Owner	114-00-0-155.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **William Porter Spencer, unmarried, William Steven Spencer, married, and James L. Huff, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Dhruvkumar Patel, a married man** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee and on the Old Hickory Boulevard, near the Gower School. Surveyed as follows by S. H. Hutchinson, February 12th, 1953.

Beginning at a point in the center of Old Hickory Boulevard, same being the Southwest corner of the Gower School property, said deed to the school property is of record in Book 1160, Page 688, R.O.D.C.T. Thence with the South line of the Gower School lot, North 82 degrees 6 minutes East 340 feet to a stake at the Northwest corner of R.M. Hutchinson lot, which is of record in Book 2041, Page 513 in the R.O.D.C.T. Thence with the West line of the same, South 4 degrees East 130 feet to a stake in the North line of Mr. Meadows lot. Thence South 85 degrees 17 minutes West with Meadows North line 331 feet to the center of Old Hickory Boulevard. Thence North 8 degrees West with the center of said road 113 feet to the Point of the Beginning. Containing 7/8ths of an acre more or less.

Included in the above description but expressly excluded therefrom is that property conveyed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works by Warranty Deed of record in Deed Book 3069, Page 495, in the Register's Office of Davidson County, Tennessee, dated April 29, 1960, and recorded on May 6, 1960.

Included in the above description but expressly excluded therefrom is that property conveyed to Larry Spencer by Quitclaim Deed of record in Instrument No. 20090930-0090720 in the Register's Office of Davidson County, Tennessee, dated July 17, 2009, and recorded on September 30, 2009.

Being the same property conveyed to James Porter Spencer and wife, Betty Odell Spencer, by Warranty Deed from Roy Mangrum and wife, Nora B. Spencer Mangrum, of record in Deed Book 2149, Page 247, in the Register's Office of Davidson County, Tennessee, dated February 14, 1953, and recorded on June 15, 1953.

Being the same property conveyed to Dale Quillen, Trustee, by Quitclaim Deed from James Porter Spencer and Betty Odell Spencer and thence re-conveyed by Dale Quillen, Trustee, to Betty Odell Spencer, of record in Deed Book 5006, Page 148, in the Register's Office of Davidson County, Tennessee, dated March 2, 1976, and recorded on March 17, 1976.

Betty Odell Spencer, then known as Betty Odell Place, died intestate on June 2, 2012, survived by her three (3) children, Larry C. Spencer, William Steven Spencer and Janice Hornal. See Affidavits of Heirship of record in Instrument No. 20141208-0112202 and Instrument No. 20141208-0112203 in the Register's Office of Davidson County, Tennessee, both dated November 28, 2014, and both recorded on December 8, 2014. The said Janice Hornal having since died intestate on October 12, 2024, survived by her only child, James Huff. See Affidavits of Heirship of record in Instrument No. 202511100089134 and Instrument No. 202511100089135, said Register's Office. The said Larry C. Spencer having since died intestate on March 10, 2025, survived by his only child, William Porter Spencer. See Affidavits of Heirship of record in Instrument No. 202511100089136 and Instrument No. 202511100089137, said Register's Office.

This is improved property located at: **640 Old Hickory Boulevard, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2025.

GRANTOR:

William Porter Spencer

William Steven Spencer

James L. Huff

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 William Porter Spencer, William Steven Spencer, and James L. Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of November, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6, 2025**

Affiant Signature

11/07/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **November 7, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

