THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152685

Karen Johnson
Batch # 1343563
11/12/2025 10 12 58 AM
Fees $13 00 Taxes $1,387 50

Davidson County
DEEDWARR
2 pgs

20251112-0089891

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $375,000 00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2025

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20 2028

WARRANTY DEED

Address New Owner	Send Tax Bills To	Tax Information
Darnell Clay, Jr and Sharon Burney 117 Two Mile Pike Goodlettsville, TN 37072	New Owner	Tax Parcel ID No 092 02 0 261 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged **Joe Spicer and Juanita Spicer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darnell Clay, Jr., married, and Sharon Burney, married, and Angelyn Clay, unmarried, as tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County Tennessee, being Lot No 214 and 215 of BLOCK NO 11, as shown on the MAP ENTITLED SUBDIVISION OF HEFFERNAN PLACE, of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Joe Spicer and Juanita Spicer, Husband and Wife, by Warranty Deed from CLS Rental Properties, LLC, of record in Instrument No 20220325-0034739, as corrected in Instrument No 20220523-0059601, in the Register's Office of Davidson County, Tennessee, dated March 21, 2022 and recorded on March 25, 2022 Also see Scrivener's Affidavit of recorded in Instrument No 20221228-0133305, Register's Office of Davidson County, Tennessee

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BLOCK NO 11, MAP ENTITLED SUBDIVISION OF HEFFERNAN PLACE, as recorded in Plat Book 161, Page(s) 138

This is improved property located at 2618 & 2616 Eden Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 7th day of November, 2025

Joe Spicer

Juanita Spicer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Joe Spicer and Juanita Spicer, 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, at office, this 7th day of November, 2025

Notary Public
My Commission Expires _____

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20 2029