This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $350,000.00.

Michelle Martin
Affiant

Subscribed and sworn before me this the 13th day of November, 2025.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Midtown Realty, LLC	New Owner	090-12-0 270.00
PO Box 331235		
Nashville, TN 37203		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WANDA B. SPAKES, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIDTOWN REALTY, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 of the Clinton Subdivision, of record in Book 5190, page 451, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 60 feet on the easterly side of Croley Drive and extends back 166.8 feet on the northerly line and 121.2 feet on the southerly line to a dead line in the rear measuring 75.7 feet thereon.

Being the same property conveyed to Charles H. Spakes and wife, Wanda B. Spakes, by deed dated 12/10/1980, from Blair Realtors, Inc., of record in Book 5689, page 860, Register's Office for said County.

The said Charles H. Spakes having since died on or about 03/29/2024, leaving Wanda B. Spakes as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 604 Croley Dr, Nashville, TN 37209.

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, successors and/or 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 ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1346387 DEEDWARR
11/14/2025 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251114-0090987

Witness my hand this the 13th day of November, 2025.

Wanda B. Spakes

Wanda B. Spakes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wanda B. Spakes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of November, 2025.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 11/13/25. (date of document).

Affiant Signature

11-14-25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of NOV., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

