Karen Johnson Davidson County
Batch# 1347098 DEEDWARR
11/17/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20251117-0091515

WARRANTY DEED

(SEAL)

TRACY HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/20/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/20/28

File #25-DW-1338-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Suzanne Spalding and Michael Spalding	**same**	
(NAME)	(NAME)	
1338 Lischey Avenue	**same**	**071 15 0 543.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**same**	
(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 consideration, the receipt of which is hereby acknowledged,

KATELYN ROSAMOND FORMAL AND AARON MICHAEL YENGO-KAHN, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SUZANNE SPALDING AND MICHAEL SPALDING, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of THE HIGHLAND LAND CO'S SUBDIVISION of record in Plat Book 421, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katelyn Rosamond Formal and Aaron Michael Yengo-Kahn, by Warranty Deed from Leah Moffett and Richard C. Pendergrast, tenants in common, of record in Instrument No. 20170308-0023171, in the Register's Office of Davidson County, Tennessee, dated March 03, 2017 and recorded March 08, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLAND LAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 14.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160718-0073199.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **KATELYN ROSAMOND FORMAL**, which Power of Attorney is recorded in Book ____, Page ____/Instrument Number ____202511170091513____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **AARON MICHAEL YENGO-KAHN**, which Power of Attorney is recorded in Book ____, Page ____/Instrument Number ____202511170091514____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **1338 Lischey Avenue, Nashville, TN 37207**.

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), their heirs and 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), 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 my/our hand(s) this the 12th day of November, 2025.

Katelyn Rosamond Formal by Loy Carney, her Attorney-In-Fact

Aaron Michael Yengo-Kahn by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KATELYN ROSAMOND FORMAL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KATELYN ROSAMOND FORMAL.**

Witness my hand and official seal this **12th** day of **November, 2025.**

Notary Signature
My Commission Expires: **7/6/26**

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **AARON MICHAEL YENGO-KAHN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **AARON MICHAEL YENGO-KAHN.**

Witness my hand and official seal this **12th** day of **November, 2025.**

Notary Signature
My Commission Expires: **7/6/6**

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 11/12/25 (date of document).

Affiant Signature

11/14/25
Date

State of TENNESSEE

County of DAVIDSON

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



Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL