Karen Johnson Davidson County
Batch# 1348474 DEEDWARR
11/20/2025 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,834.20
20251120-0092787

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251052655

STATE OF TENN
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $766,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2025.

Notary Public
My Commission Expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Spencer and Claire Spencer 4713 Kentucky Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 091 07 4A 001.00

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, **Woodruff H. Baum and Heather E. Garcia a/k/a Heather M. Garcia, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Spencer and Claire Spencer, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 4713 KENTUCKY COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4713 KENTUCKY COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20150909-0091657, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Woodruff H. Baum and Heather E. Garcia, A/K/A Heather M. Garcia, Husband and Wife, by Warranty Deed from Sean Kelly and Kirsten Elaine Pate Kelly, Husband and Wife, of record in Instrument No. 20201112-0133640, in the Register's Office of Davidson County, Tennessee, dated October 28, 2020, and recorded on November 12, 2020.

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.

Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150909-0091657.

Charter for 4713 Kentucky Cottages Corporation, recorded as Instrument No. 20150909-0091656.

This is improved property located at 4713 Kentucky Ave Nashville TN 37209

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 19th day of November, 2025.

Woodruff H. Baum

Heather E. Garcia a/k/a Heather M. Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Woodruff H. Baum and Heather E. Garcia a/k/a Heather M. Garcia, 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 19th day of November, 2025.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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 11/19/25. (date of document).

Affiant Signature

11/20/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of NOV., 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

