Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Patsy C. Williams
Affiant

Subscribed and sworn to before me this 24th day of November, 2025.

Notary Public
My commission expires 2/7/27

Karen Johnson Davidson County
Batch# 1351533 DEEDWARR
11/26/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20251126-0094575

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Barrett Spicer, GP 1040 Woody Ln Goodletsville, TN 37072	Same	052-02-0-261

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Patsy Williams, and James Robertson, Jr.** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Barrett Spicer, GP, a Tennessee General Partnership** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 80 on the Map of Rainbow Terrace, Section III, of record in Book 2133, Page 20, Register's Office for Davidson County, Tennessee. Said Lot No. 80 fronts 115 feet on the easterly side of Randy Road and extends back between lines 551.5 feet on the northerly side and 574.4 feet on the southerly side to a dead line in the rear, measuring 117.25 feet thereon.

Being the same property conveyed to James B. Robertson and wife, Virginia M. Robertson by deed from Castleman Construction Company, a Tennessee corporation of record in Book 3678 page 45 Register's Office for Davidson County, Tennessee. James B. Robertson died on September 2, 2004, leaving Virginia M. Robertson as sole tenant by the entirety. Virginia Robertson conveyed her interest on July 24, 2024 to Virginia M. Robertson, Patsy C. Williams, James Robertson as joint tenants with right of survivorship by deed of record in Instrument No. 20251027-0085168 Register's Office in Davidson County, Tennessee. Virginia M. Robertson died on November 4, 2024

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2026 and subsequent years which are not yet due and payable.

2. All matters appearing on the plan of Rainbow Terrace of record in Book 2133 Page 20 Register's Office for Davidson County, Tennessee.

This property is improved property known as 305 Randy Road, Nashville, TN 37115

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this ___ day of November, 2025.

Patsy Williams

Patsy Williams

James R. Robertson Jr.

James Robertson, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of November, 2025, before me personally appeared Patsy Williams and James Robertson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of November, 2025.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Amy Cross Nance do hereby make oath that I am a licensed attorney and 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 this 24th day of November, 2025

Dated 11/25/25

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 25th day of November 2025

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL