Warranty Deed

Karen Johnson Davidson County Batch# 1361650 DEEDWARR 12/29/2025 07:30:30 AM 4 pgs Fees: $23.00 Taxes: $2,183.00 20251229-0102313	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $590,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 18th day of December, 2025. Notary Public My commission expires: 12/19/28

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher Spinks Holly Spinks	Castle & Cooke Mortgage, LLC	093-06-1D-610.00
309 Church Street, 610	13751 S. Wadsworth Park DR. Suite 101	
Nashville, TN 37201	Draper, UT 84020	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY BURNS, EXECUTOR OF THE ESTATE OF ROY MITCHELL DAVIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER SPINKS AND HOLLY SPINKS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate, situated and being located in Davidson County, Tennessee:

Unit 610, of the Banner Block Condominiums, as established pursuant to all the provisions of the Tennessee Horizontal Property Act, as the same is set out in Sections 66-2-101, et seq. of T.C.A., with Master Deed and By-Laws establishing a Horizontal Property Regime of The Banner Block Condominiums, of record as Instrument Number 20050527-0060419, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed of record in Instrument Number 20050927-0115946; Second Amendment to Master Deed, of record in Instrument Number 20060728-0091581, Register's Office for Davidson County, Tennessee; by Third Amendment to Master Deed of record as Instrument Number 20060741-0092812, Register's Office for Davidson County and by Fourth Amendment to Master Deed of record in Instrument Number 20060907-0110529, and Fifth Amendment in Instrument No. 20061013-0127441, and Sixth Amendment in Instrument No. 20180315-0024341, and any further amendments thereto, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roy Mitchell Davis, by Warranty deed from The Exchange Lofts, LLC, dated July 1, 2005 and recorded July 11, 2005 in Instrument No. 20050711-0079880, Register's Office of Davidson County, Tennessee.

Roy Mitchell Davis died on or around 05/02/2024. Anthony Burns was appointed Executor of the Estate of Roy Mitchell Davis in Case No. 25P2355 in the Seventh Circuit Court for Davidson County, Tennessee. The Community Foundation of the Dan River Region joins in the signing of this deed, as beneficiary to the Estate of Roy Mitchell Davis.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 309 Church Street #610, Nashville, TN 37201, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of December, 2025.

Estate of Roy Mitchell Davis

By: _____
Anthony Burns, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Roy Mitchell Davis, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 18th day of December, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Community Foundation of the Dan River Region Inc., a Virginia Non-Profit, Non-Stock Corporation
as beneficiary of The Estate of Roy Mitchell Davis

Daniel C. Hayes

By:_____
Daniel C. Hayes, Executive Director

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me by audio-visual communication, the undersigned, a Notary Public in and for the County and State, the within named Daniel C. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of the Community Foundation of the Dan River Region, a Virginia Non-Profit, Non-Stock Corporation, and that he, acting in such capacity, and authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 18th day of December, 2025.

_____
Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Online Notary Public
My Commission Expires:
Sep 13, 2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12-18-2025.

Affiant Signature

22nd day of December, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028