Karen Johnson Davidson County
Batch# 1364088 DEEDWARR
12/31/2025 10:28:30 AM 2 pgs
Fees: $13.00 Taxes: $2,031.30
20251231-0104406

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF Dec 29th, 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Patrick Augustine Spafford and Alexandria Hardy Spafford	New Owner	141 05 0A 015.00
(NAME)	(NAME)	
1032 Nunnery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ann Elizabeth Mahaffey, a single woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patrick Augustine Spafford and Alexandria Hardy Spafford**, **husband and wife,** 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, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of AVONDALE PARK, PHASE 1, SECTION 1A of record in Instrument No. 20080226-0018937 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ann Elizabeth Mahaffey, by Quitclaim Deed from Limestone Management Consultants, LLC, an Alabama limited liability company, of record in Instrument No. 20250122-0004769, in the Register's Office of Davidson County, Tennessee, dated January 16, 2025 and recorded on January 22, 2025.

Being the same property conveyed to Limestone Management Consultants, LLC, an Alabama Limited Liability Company, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20090709-0064061, in the Register's Office of Davidson County, Tennessee, dated July 07, 2009 and recorded on July 09, 2009.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1032 Nunnery Lane, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Effective the 29th day of December ~~2026~~ 2025.

Ann E Mahaffey
Ann Elizabeth Mahaffey

STATE OF TENNESSEE

COUNTY OF Williamson

On this 29th day of December, 20 25, before me personally appeared Ann Elizabeth Mahaffey, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

I Lisa Allard, 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 December 29, 2025.

Lisa Allard December 29, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this December 29, 2025.

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary