Karen Johnson Davidson County
Batch# 1366120 DEEDWARR
01/06/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $866.54
20260106-0000894

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,200.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this ~~30TH~~ 31st DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
10/24/2028

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle J. Garcia and Michael Joseph Garcia, as joint tenants with full rights of survivorship	New owner (NAME)	
147 Two Mile Pike (ADDRESS)	(ADDRESS)	026-01-0-071.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Laura Katherine Spicer, Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michelle J. Garcia and Michael Joseph Garcia, as joint tenants with full rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The following described parcel of land situate in Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 4 and the southerly one-half of Lot No. 5 in Block "G" on the plan of Roscoe Place, Goodlettsville, Tennessee, as of record in the Register's Office for said County in Book 843, Page 72, with the land being re-subdivided by Tommy E. Walker, No. 1465, August 3, 1995.

Said resubdivision shows Lot No. 4 and part of Lot No. 5, as Lot 4, and it fronts 75 feet on the westerly side of old Two Mile Pike and runs back between parallel lines with the north margin of Drake Street, 145 feet to a dead line.

Being the same property conveyed to Bess Bruce Bryan by Warranty Deed from Lois Bruce Ray of record in Book 5131, Page 255, Register's Office for Davidson County, Tennessee, dated April 2, 1977 and recorded on April 5, 1977.

Being the same property conveyed to L. Kenneth Johnson, Trustee by Quit-Claim Deed from Edward Clinton Bryan, and wife, Bess Bruce Bryan of record in Book 9975, Page 487, Register's Office for Davidson County, Tennessee, dated March 1, 1996 and recorded on March 11, 1996, and within the same Deed, L. Kenneth Johnson, Trustee, conveyed all interest unto Edward Clinton Bryan, and wife, Bess Bruce Bryan.

The said Edward Clinton Bryan died on or about February 24, 2010, vesting Bess Bruce Bryan as surviving tenant by the entirety. The said Bess Bruce Bryan died, unmarried and testate, on or about May 20, 2024. By her Will, admitted to probate by order entered 9/5/2024 by the Seventh Circuit Court for Davidson County, Tennessee, Case No. 24P1804, the within property was devised to Laura Katherine Spicer. The administration of her estate was closed by subsequent order of said court entered 10/16/2025. Bess Bruce Bryan is one and the same person as Bess Katherine Bryan.

This property is not a residence of the Grantor, spouse, or any dependent

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 147 Two Mile Pike, Goodlettsville, TN 37072
(House Number) (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

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 30th day of December, 2025.

Laura Katherine Spicer

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Katherine Spicer, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2025.

Notary Public

My Commission Expires: 09/25/2029

(SEAL)

BABETTE DOWNS
Notary Public - State of Florida
Commission # HH 724842
My Comm. Expires Sep 25, 2029
Bonded through National Notary Assn.

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/30/2025 (date of document).

Jennifer Russell
Affiant Signature

1/5/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

