THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454127** Karen Johnson Davidson County Batch # 1412038 DEEDWARR 04/28/2026 09:54:58 AM 2 pgs Fees: $13.00 Taxes: $925.00 20260428-0036829	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 21st day of April, 2026. Notary Public My Commission Expires:

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2029

WARRANTY DEED

Address New Owner: Joseph Spicer and Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081 07 0 454.00

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, **Geneva D. Hall, surviving spouse of Robert Hall, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Spicer and Juanita Spicer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 16 on the MAP OF WILLIAMS AND VALENTINO'S, SUBDIVISION OF LOTS 3 & 4, THOMAS WOODWARD PLAN, as of record in Plat Book 2, Page 33, Register's Office for said County to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Hall and wife, Geneva D. Hall, by Warranty Deed from Jocelyn Elise Jones and Gina Elaine Jones, both unmarried, of record in Book 11421, Page 892, in the Register's Office of Davidson County, Tennessee, dated April 2, 1999 and recorded on April 7, 1999. The said Robert Hall died on May 20, 2015, leaving Geneva D. Hall as surviving tenant by the entirety.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLIAMS AND VALENTINO'S, SUBDIVISION OF LOTS 3 & 4, THOMAS WOODWARD PLAN, as recorded in Plat Book 2, Page(s) 33.

This is improved property located at 1900 11th Avenue North Nashville TN 37208

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 21st day of April, 2026.

Geneva D. Hall

Geneva D. Hall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geneva D. Hall, 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 21st day of April, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028