Karen Johnson Davidson County
Batch # 1455769 DEEDWARR
08/05/2026 09:22:55 AM 2 pgs
Fees: $13.00 Taxes: $129.50
20260805-0071904

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OFAUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: MARCH 5, 2030

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **JAMES BRANDON, JR.** | **SAME** | **133-15-0A-046.00 CO** |
| (NAME) | (NAME) | |
| **320 WELCH RD., UNIT H-2** | | |
| (ADDRESS) | (ADDRESS) | |
| **NASHVILLE, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

# ***WARRANTY DEED***

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOLLIS F. SPENCER, AS TRUSTEE OF THE HOLLY SPENCER LIVING TRUST DATED NOVEMBER 8, 2023,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES BRANDON, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H-2, together with the appurtenant interest in the common elements of Pagoda Condominium, a horizontal property regime established by Master Deed of record in Book 6111, page 22, as amended in Book 9445, page 492, and in Book 10458, page 936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Second Floor Unit Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to JIMMY D. SPENCER AND WIFE, HOLLY F. SPENCER, by deed from ANIL KUMAR, UNMARRIED, of record in Instrument No. 20010820-0089405, dated August 17, 2001, said Register's Office. JIMMY D. SPENCER having since died leaving HOLLY F. SPENCER, as surviving tenant by the entirety.

Further being the same property conveyed to HOLLIS F. SPENCER, AS TRUSTEE OF THE HOLLY SPENCER LIVING TRUST DATED NOVEMBER 8, 2023, by deed from HOLLY SPENCER, of record in Instrument No. 20231116-0089228, dated November 8, 2023, said Register's Office.

This conveyance is subject to Master Deed of record in Book 6111, page 22, as amended in Book 9445, page 492 and Book 10458, page 936; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6548, page 125 and Book 8870, page 923; Easement granted to Middle Tennessee Electric Membership Corporation of record in Deed Book 225, page 276; Land Use Restriction Agreement of record in Book 8561, page 461; Grant of Easement of record in Instrument No. 20131209-0124879; Easement for the flow of the water of Sevenmile Creek and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the water of Sevenmile Creek, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Sevenmile Creek; Title to that portion of the land lying below the ordinary low water mark of Sevenmile Creek; and any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **320 WELCH RD, UNIT H-2, NASHVILLE, TN 37211**
(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 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 hand this 3rd day of August, 2026.

Hollis F Spencer as trustee of the Holly Spencer living trust

**HOLLIS F. SPENCER, AS TRUSTEE OF THE HOLLY SPENCER LIVING TRUST DATED NOVEMBER 8, 2023**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HOLLIS F. SPENCER, AS TRUSTEE OF THE HOLLY SPENCER LIVING TRUST DATED NOVEMBER 8, 2023,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2026.

**My Commission expires: March 5, 2030**

Lee A. Cohen
Notary Public

