THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855462** Karen Johnson Davidson County Batch # 1466838 DEEDWARR 09/02/2026 10:56:22 AM 2 pgs Fees: $13.00 Taxes: $229.40 20260902-0081045	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $62,000.00. Affiant Subscribed and sworn to before me, this 28 day of August, 2026. Notary Public My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Joe Spicer and Juanita Spicer 204 North Main Street Goodlettsville, TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 043 06 0 171.00

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, **Gertie Wallace, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joe 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:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 27 on the plan of MADISON PARK, SECTION 3, as shown by plat of record in Plat Book 3500, Page 104, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Garry Black, unmarried, and Gertie Wallace, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Jerry Wayne Clements, married man, of record in Instrument No. 20100319-0020764, in the Register's Office of Davidson County, Tennessee, dated March 17, 2010 and recorded on March 19, 2010.

Garry Black having since died on November 30th, 2022, in Davidson County, Tennessee, leaving Gertie Wallace as the sole tenant by right of survivorship.

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 MADISON PARK, SECTION 3, as recorded in Plat Book 3500, Page(s) 104.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3794, Page 933.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 3927, Page 940.

This is improved property located at 513 Fedders Drive Madison TN 37115

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 27th day of August, 2026.

Gertie B.K. Wallace
Gertie Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gertie Wallace, 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 27th day of August, 2026.

Notary Public
My Commission Expires: _____

