Karen Johnson Davidson County
Batch# 1470514 DEEDWARR
09/09/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20260909-0083558

Name and Address of New Owner:
Kimbra Spann and Isabel Spann
111 Colony Court
Nashville, TN 37204

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Ste.100
Brentwood, TN 37027

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 131-08-0C-004-00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin Platt, unmarried and Jon Platt, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Isabel Spann, a married woman, and Kimbra Rowlette Spann, an unmarried woman, as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit D, Lot 2, together with an undivided one-eighth (1/8th) interest in the common elements of Colony Court Condominium, a horizontal property regime established by Master Deed, of record in Book 6379, Page 242, Register's office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of Colony Court, of record in Plat Book 6250, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Franklin E. Platt, a married person, as his sole property, by Warranty Deed dated June 15, 2005 from Marianne Hall Rogers, a single woman, recorded June 29, 2005 in Instrument No. 20050629-0075013; being re-recorded in Instrument No. 20051110-0136242.

Said Franklin E. Platt having died on April 29, 2024 leaving property to Justin Platt and Jon Platt per Affidavit of Heirship recorded in Instrument No. 20250620-0048627 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of September, 2026.

Justin Platt (SEAL)

Jon Platt (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2026, before me personally appeared Justin Platt and Jon Platt, 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's (or persons') free act and deed.

Witness my hand, this 3rd day of September, 2026.

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 5-12-30

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Garrett Kenyon
(Affiant)

Sworn to and subscribed before me this 3rd day of September, 2026.

SRichardt
Notary Public
My commission expires: 2/12/30
File No. 2026-9161-RS

SHANELLE RICHARDT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 9/3/2026.

Date

Affiant Signature

9/4/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of September, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY