Karen Johnson Davidson County
Batch# 1470752 DEEDWARR
09/10/2026 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20260910-0083894

9392

WARRANTY DEED

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

2026-08-4516

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of September, 2026.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Adam Spanier 2028 Jones Circle Nashville, TN 37207	Veterans United Home Loan 1400 Forum Blvd. Suite 18 Columbia, MO 65203	Map/Parcel 071-08-0-121.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew J. Nelson, a married man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Spanier, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew J. Nelson, an unmarried man by Warranty Deed from Emily Loewen, unmarried of record in Instrument No. 20210812-0109209 Register's Office for Davidson County, Tennessee, dated August 11, 2021 and recorded on August 12, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2028 Jones Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Macee Nelson, spouse of the Grantor, hereby joins in this conveyance for the express purpose of conveying all rights, title and interest she may have in the subject property by virtue of her marriage to the Grantor.

Effective the 7th day September, 2026.

Andrew J. Nelson

Macee Nelson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7 day of September, 2026, before me personally appeared Andrew J. Nelson and Macee Nelson, 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, at office, this 7 day of September, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Anthony N. Greco, 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 the 7 day of September, 2024.

Anthony N. Greco, Affiant — 9/7/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 7 day of September 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027