Karen Johnson Davidson County
Batch# 1483058 DEEDWARR
10/12/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20261012-0093406

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $349,000.00.

Affiant

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 6th day of October, 2026.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Deidre M Arnold		094-16-0E 083.00
900 Spence Enclave Ct.	NEW OWNER	
Nashville, TN 37210		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMANTHA BONCZEK F/K/A SAMANTHA THACKER AND MATTHEW BONCZEK, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DEIDRE M ARNOLD, AN UNMARRIED WOMAN, AND MARTHA J ARNOLD, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 83 of Spence Enclave Townhomes, a planned unit development created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions Establishing Spence Enclave Townhomes of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, and further amended in Instrument Number 20121116-0105801, said Register's Office for Davidson County, Tennessee, and being shown on plat attached thereto as Exhibit A-2, as amended, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Samantha Thacker, single woman, by Warranty Deed from Julian Bankston, an unmarried man, dated 12/30/2020 and recorded 1/5/2021 in Instrument No. 20210105-0001890, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 900 Spence Enclave Ct., Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 6th day of October, 2026.

Samantha Bonczek

Matthew Bonczek

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samantha Bonczek f/k/a Samantha Thacker and Matthew Bonczek, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2026.

My commission expires: 5/31/2028

Notary Public

ANGELA D. MAYS
Notary Public - State of Florida
Commission # HH 506361
My Comm. Expires May 31, 2028
Bonded through National Notary Assn.

Certificate of Authenticity

I, J. Trent Lehman, 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

10/6/2026.
Date

Affiant Signature

10/8/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8th day of October, 2026.

Notary's Signature

My Commission Expires: 3/29/28
Date

Notary's Seal (if on paper)

