WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162741 DEEDWARR
11/20/2018 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,326.08
20181120-0114344

File No. LG0004682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Smit, *et ux.*	New owner	
(NAME)	(NAME)	
211 B SOUTH 11TH ST		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Engel Hirschowitz, Executor of the Estate of Kaaren Hirschowitz Engel,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Smit and Chelsey Smit, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit Number 211B of MC3, also known as Martin Corner Phase III, established under the Master Deed establishing MC3 of record in Instrument No. 20070628-0077498, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kaaren Hirschowitz Engel, unmarried by Warranty Deed from Martin Corner, a Tennessee General Partnership, of record in Instrument No. 20101014-0082523, in the Register's Office of Davidson County, Tennessee, dated October 4, 2010 and recorded October 14, 2010.

The said Kaaren Hirschowitz Engel died testate on October 3, 2016, and David Engel Hirschowitz has been appointed Executor of her estate under Docket No. 16P1884 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division with full power and authority to dispose of real property owned by Kaaren Hirschowitz Engel at death as part of her estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 211 B SOUTH 11TH ST, NASHVILLE, TN 37206

(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 19th day of November, 2018.

The Estate of Kaaren Hirschowitz Engel

By: David Edmund Hirschowitz, Executor

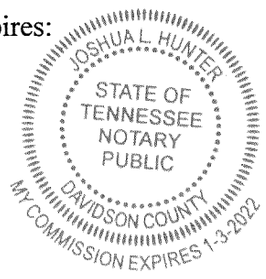
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared David Engel Hirschowitz, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Executor of The Estate of Kaaren Hirschowitz, and that he/she as such Executor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19th day of November, 2018.

Notary Public

My commission expires:



True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY