REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 206348 **DEEDWARR**
03/15/2019 10:22:32 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20190315-0023804

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $150,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF February, 2019.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: My Commission Expires Nov. 8, 2022

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Steven Ferrusi
14601 Old Hickory Blvd.
Antioch, TN 37013
173 00 0 218.00

NEW OWNER:
Steven Ferrusi
14601 Old Hickory Blvd.
Antioch, TN 37013

GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of FEBRUARY, 2019 between EMORY H. SMITH AND WIFE ELSIE C. SMITH (hereinafter referred to as "GRANTOR") and STEVEN FERRUSI (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATE in the 31st Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. Nail set in the center of the Old Hickory Boulevard being the northwest corner of the Marvin Moore property (O.B. 5380, P. 339) and further being the northeast corner of the property herein described; thence leaving the said road S 62 34'28" W a distance of 20.56 feet to a steel pin found in place; thence S 62 34'28" W a distance of 530.51 feet to a steel pin found in place; thence S 61 34'57" W a distance of 144.74 feet to a steel pin set; thence S 26 21'55" W a distance of 247.02 feet to a steel pin set in the north line of the Emory Smith

property (O.B. 4348, P. 216); thence leaving the said Moore property N 79 22'43" W a distance of 326.66 feet to a steel pin found in place in the east line of the John Sturdivant property (O.B. 4295, P. 637); thence leaving the said Smith property N 24 39'55" E a distance of 724.65 feet to a steel pin set; thence leaving the said Sturdivant property S 65 20'05" E a distance of 417.59 feet to a steel pin set; thence N 59 05'11" E a distance of 25.00 feet to a P.K. Nail set in the center of the Old Hickory Boulevard; thence with the center of the said road S 34 09'51" E a distance of 58.85 feet to a point; thence with the center of the said road S 34 45' 04" E a distance of 129.58 feet to the Point of Beginning; Containing 7.49 acres more or less.

BEING the same property conveyed to Emory H. Smith and wife Elsie C. Smith by instrument of record in Instrument No. 20001219-0124102 in the Register's Office for xx County, Tennessee.

TAX PARCEL # 173 00 0 218.00

The real property conveyed hereby is ☐ improved ☑ unimproved with a property address of: 0 Old Hickory Blvd., Antioch, TN 37013.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Register's Office for Davidson County, Tennessee.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

EMORY H. SMITH

ELSIE C. SMITH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EMORY H. SMITH AND WIFE ELSIE C. SMITH, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27 day of February, 2019.

SEAL

POOJA BERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 8, 2022

NOTARY PUBLIC
COMMISSION EXPIRES: Nov 8, 2022

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.