Karen Johnson Davidson County
Batch# 239986 DEEDWARR
06/06/2019 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20190606-0054241

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1056

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~30th~~ 6th day of ~~May~~ June, 2019

Notary Public

Commission Expires: OCT 2 0 2020

KRISTEN M. TRAIN Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruth Andrade, Richard Andrade, and Priscilla Andrade 3114 Boulder Park Drive Nashville, TN 37214	New Owner	096-15-0-022.00

WARRANTY DEED

FOR AND IN 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, WE,

Brett K. Smith and Harmon L. Smith, Jr., Joint Tenants with Right of Survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Priscilla Andrade, a single woman and Richard Andrade and Ruth Andrade, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 21 on the Plan of Hickory Bend, Section 3 of record in Plat Book 3600, Page 42, 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 Brett K. Smith and Harmon L. Smith, Jr., Joint Tenants with Right of Survivorship by Warranty deed from Karen M. Rives nka Karen M. Langford and husband, Charles Langford of record in Instrument No. 20140718-0064049 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 18, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3114 Boulder Park Drive, Nashville, TN 37214

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Elizabeth Danielle Smith, spouse of Brett K. Smith, joins in this conveyance for the purpose of quitclaiming any and all interest, including marital interest that she may have in this property.

Brett K. Smith executes this instrument on behalf of Harmon L. Smith, Jr. pursuant to a Specific Power-of-Attorney dated May _____, 2019 and filed for record in Instrument No. _____, in the Register's Office of Davidson County, Tennessee.

Dated this the ~~30th~~ 3rd day of ~~May~~ June TG, 2019.

Brett K. Smith

Elizabeth Danielle Smith

HARMON L SMITH, JR

Harmon L. Smith, Jr.

By: _____
Brett K. Smith, Attorney-In-Fact

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brett K. Smith and Elizabeth Danielle Smith**with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. TG

Witness my hand and official seal at Brentwood, Tennessee this ~~30th~~ 3rd day of ~~May~~ June, 2019.

_____
Notary Public
My Commission Expires: _____

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson TG

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Brett K. Smith as Attorney in Fact for Harmon L. Smith, Jr.**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Harmon L. Smith, Jr., for the purposes therein contained. TG

Witness my hand and official seal at Brentwood, Tennessee this ~~30th~~ 3rd day of ~~May~~ June, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: _____

True Copy Certification

I, KRISTEN TRAINI, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

