FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **460,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/24/2019** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 247948 DEEDWARR
06/25/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20190625-0061221

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Thomas Covert and Sarah Gwen Covert	New Owner	**110-00-0-168**
(NAME) **4118 Smotherman Lane**	(NAME)	
(ADDRESS) **Nashville, TN, 37076**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard Brewer and Laura Brewer, a married couple,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Thomas Covert and Sarah Gwen Covert, a married couple,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Gary R. Cummings, September 12, 1970, as follows:
Beginning at an iron pin in the easterly margin of New Hope Road, said point being 1405 feet more or less from the center line of Stewarts Ferry Pike; thence with the easterly margin of New Hope Road; north 3' 14' 20' East 50.00 feet to an iron pin; thence leaving the easterly margin of New Hope Road South 7' 13'00" East 873.05 feet to an iron pin; thence South 54' 39' 29" East 020.01 feet to an iron pin

in the westerly margin of Smotherman's Lane (a private driveway); thence South 4' 06'24" West 201.00 feet to an iron pin; thence northeast corner of an 11.22 acre tract owned by Robert D. Moles by deed to record in Book 5072. Page 16, Register's Office for Davidson County, Tennessee; thence running with said Moles north line North 86 deg. 25' 47" West 824.42 feet to an iron pin; thence North 3' 14' 26" East 236.62 feet to an iron pin; thence North 87' 13' 00" West 873.05 feet to the point of beginning and containing 6.20 acres, more or less. '

Being the same property conveyed to Richard Brewer, a married man by Deed dated June 29, 2004 from Gene A. Sardon and Wife, Willla P. Sardon, recorded July 6, 2004, in Instrument Number 20040706-0079839, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4118 Smotherman Lane, Nashville, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **June, 2019**.

Richard Brewer

Laura Brewer

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Richard Brewer and Laura Brewer, a married couple**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **June, 2019**.

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 10/20/20

True Copy Certification

I, Thomas V. Holt II, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas V. Holt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022