Karen Johnson Davidson County
Batch# 274268 DEEDWARR
08/21/2019 07:59:02 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20190821-0083687

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$ 360,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2019.

Notary Public

My commission expires: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LANNIE SMITH AND VANESSA SMITH	NEW OWNER	**032-09-0B-040.00 CO**
201 Indian Summer Court		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHELLE K. WADDELL AND JAMES H. WADDELL, II, TRUSTEES
of the James H. Waddell, II and Michelle K. Waddell Trust, under instrument dated 06/09/2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LANNIE SMITH AND VANESSA SMITH, 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:

Land in Davidson County, Tennessee, being Lot(s) 196, as shown on the map entitled the Plan of Quail Ridge Phase Three, Section Seven, of record in Instrument No. 20070418-0046363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHELLE K. WADDELL, II AND JAMES H. WADDELL, TRUSTEES OF THE JAMES H. WADDELL, II AND MICHELLE K. WADDELL TRUST UNDER INSTRUMENT DATED 06/09/2016, by deed from KEITH L. JORDAN AND RENEE M. JORDAN, HUSBAND AND WIFE, of record in Instrument No. 20190626-0061753, dated June 24, 2019, as corrected in Affidavit of Scrivener's Error in Instrument No. 20190801-0075859, dated July 25, 2019, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 201 Indian Summer Court, Nashville, TN 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-WR-19201

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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/our hand(s) this 15th day of August, 2019.

JAMES H. WADDELL, II, TRUSTEE
of the James H. Waddell, II and Michelle K. Waddell Trust, under instrument dated 06/09/2016

Michelle K Waddell, Trustee
MICHELLE K. WADDELL, TRUSTEE
of the James H. Waddell, II and Michelle K. Waddell Trust, under instrument dated 06/09/2016

State of Tennessee)

County of Davidson)

On this 15th day of August, 2019, before me personally appeared, MICHELLE K. WADDELL AND JAMES H. WADDELL, II, TRUSTEES of the James H. Waddell, II and Michelle K. Waddell Trust, under instrument dated 06/09/2016, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023