WARRANTY DEED

Karen Johnson Davidson County
Batch# 295919 DEEDWARR
10/04/2019 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $38.15
20191004-0101472

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,309.97

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DYA OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Landlark, LLC, a Florida limited liability company	NEW OWNER	141-00-0-008.00
(NAME)	(NAME)	
9445 Monica Drive		
(ADDRESS)	(ADDRESS)	
Largo, FL 33777		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/we H. Larimore Smith, Successor Trustee of The Mable F. Smith Revocable Living Trust, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Landlark, LLC, a Florida limited liability company, a Florida limited liability company, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying in the Ninth (9th) Civil District of Davidson County
Beginning at an iron pin at the southeasterly intersection of Hooten Howse Road and Harding Road, U.S. Highway 70-S; thence with the southerly margin of Hooten Howse Road, south 57° west 206.3 feet to an iron pin; thence leaving said Road and along a fence, south 48° east 520 feet to a point; thence north 27°24' east 372 feet to a corner post, twin cedars pointers; thence partially along the approximate center of an old road, north 30°45' west 145 feet to a R.R. spike in the southerly margin of Harding Road; thence with the margin of the same, along a slight curve, northwesterly 310.5 feet to the point of beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Herschel L. Smith and wife, Mable E. Smith by Deed dated 01/15/1974, from R.E. Worrall, of record in Book 4783, Page 357, Register's Office for Davidson County, Tennessee.
The said Herschel L. Smith died on 01/22/1984, leaving the said Mable E. Smith the sole surviving tenant by the entirety.
Being the same property conveyed to Mable F. Smith, Trustee of the Mable F. Smith Revocable Living Trust by Quitclaim Deed dated 03/14/2000, from Mable F. Smith, a single person, of record in Instrument 20000328-0031165, Register's Office for Davidson County, Tennessee.

The said Mable E. Smith aka Mable F. Smith died on 11/04/2006, leaving the said H. Larimore Smith, successor Trustee of the Mable F. Smith Revocable Trust.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 0 S Hwy 70, Nashville, TN 37221

(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 GRANTEE(S), his/her/their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 24th day of September, 2019.

H. Larimore Smith, Successor Trustee of The Mable F. Smith Revocable Living Trust

By: H. Larimore Smith Successor Trustee

H. Larimore Smith, Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Larimore Smith, Successor Trustee of The Mable F. Smith Revocable Living Trust. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of September, 2019.

Notary Public:
My Commission Expires: 8/15/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900