Karen Johnson Davidson County
Batch# 309558 DEEDWARR
11/01/2019 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $13,075.80
20191101-0112523

**THIS INSTRUMENT PREPARED BY:**

**Paul F. Soper, Esq.**
**2323 21st Avenue S, Ste. 502**
**Nashville, Tennessee 37212**

#35097

**ADDRESS NEW OWNER**
Blaine H. Smith, Trustee
1109 Belle Meade Blvd.
Nashville, TN 37205

**SEND TAX BILLS TO**
New Owner
1109 Belle Meade Blvd.
Nashville, TN 37205

**MAP/PARCEL**
130-13-0-026.00

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DALLAS DAVIDSON AND NATALIA DAVIDSON, HUSBAND AND WIFE** ("Grantor" herein), have bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **BLAINE H. SMITH, TRUSTEE OF THE 1109 BELLE MEADE BOULEVARD TRUST, with full power to sell, convey, transfer, lease, mortgage or encumber without the necessity of the joinder of any beneficiary,** ("Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

**Land in Davidson County, Tennessee, being the northerly 125 feet of the southerly 175 feet of Lot No. 2, Block 2, on the plan of Highlands of Belle Meade No. 1, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Said part of Lot No. 2 fronts 125 feet on the westerly side of Belle Meade Boulevard and extends back between parallel lines to a dead line.**

**Being the same property conveyed to DALLAS DAVIDSON AND NATALIA DAVIDSON, HUSBAND AND WIFE, by deed from L. GLENN WORLEY, TRUSTEE, of record in Instrument No. 20170609-0058249, dated June 7, 2017, said Register's Office.**

This is improved property known as: 1109 Belle Meade Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTOR has hereunto set his hands as of this 30th day of October, 2019.

DALLAS DAVIDSON

NATALIA DAVIDSON

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared DALLAS DAVIDSON AND NATALIA DAVIDSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 25th day of October, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration for this transfer or value of property (whichever is greater) is **$3,534,000.00.**

Sworn to and subscribed before me this 30th day of October, 2019.

Notary Public

My Commission Expires: 10-2-2023

NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

