Karen Johnson Davidson County
Batch# 332401 DEEDWARR
12/19/2019 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $340.40
20191219-0131028

WARRANTY DEED

ASHLEE D. PAGE 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 $92,000.00

James L. Smith, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF DECEMBER, 2019.

Ashlee D Page
Notary Public

MY COMMISSION EXPIRES: 11-8-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Smith Jr.	James L Smith dr.	
(NAME)	(NAME)	06308005601
PO BOX 120871	PO BOX 120871	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **The Testamentary Trust of Elizabeth Lindsley** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Smith Jr.** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 6 and 8, Block Y on the Plan of Map of Hadley's Bend City of record in Book 421, Page 120, 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 Charles Lindsley and wife, Elizabeth Lindsley by Warranty Deed from Raymond L. Barrett of record in Book 4380, Page 750, Register's Office for Davidson County, Tennessee, dated November 10, 1969 and recorded on November 19, 1969. (Value or consideration shown in aforementioned deed $2,800.00.)

Charles Lindsley died October 26, 1994, leaving Elizabeth Lindsley surviving tenant by the entirety. Elizabeth Lindsley died November 02, 2015, her Last Will and Testament admitted in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 17P-1073.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book 421, Page 120, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 4003 Cumberland Ave Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 hand this 18th day of December, 2019.

The Testamentary Trust of Elizabeth Lindsley

Cynthia A. Howse Trustee
By Cynthia A. Howse, Trustee

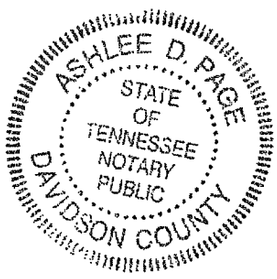
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cynthia A. Howse, Trustee of The Testamentary Trust of Elizabeth Lindsley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2019.

Notary Public Ashlee D. Page

My Commission Expires: 11/8/22



The Estate of Elizabeth Lidsley

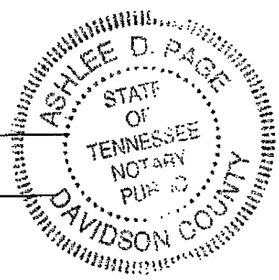
Cynthia A. Howse Executrix
Cynthia A. Howse, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Cynthia A. Howse, Trustee of the Testamentary Trust of Elizabeth Lindsley and Executrix of the Estate of Elizabeth Lindsley**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of December, 2019.

Ashlee D Page
Notary Public
My Commission Expires: 11/8/22



Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21