This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 345098 DEEDWARR
01/17/2020 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200117-0006368

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of January, 2020

Notary Public

My Commission expires 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Lemuel Green and Lillian Green
1724 Scovel St
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: 08115048100

WARRANTY DEED

19NT01065

Effective the 13th day of January, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Ruth Lewis and Husband, Maurice Lewis, as Devisees under the Last Will and Testament of Clinton Smith, Probated in the Davidson County Probate Court case no. 17P1345

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lemuel Green and Lillian Green, Husband and Wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** TENNESSEE, described as follows, to wit:

Being the Easterly 33 feet of Lot No. 20, and the westerly 17 feet of Lot No. 19, in J.M. and J.T. Hardins Addition to Nashville, a plan of which is of record in Book 21, page 81, Register's Office for Davidson County, Tennessee.

Said east part of Lot No. 20 and west part of Lot 19 together front 50 feet on the northerly side of Madison Street and run back between parallel lines 150 feet to an alley.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Clinton Smith and wife, Thornton Smith, by Installment Deed from Mrs. Anna Cox and husband, Leonard David, dated 07/27/1974 and recorded 08/02/1974 in Document No.C65705,Register's Office for Davidson County, Tennessee.

Thornton Smith, Dececased, leaving Clinton Smith as surviving tenant by entirety.

Clinton Smith Deceeased, leaving Mary Ruth Lewis and Husband Maurice Lewis, as devisees under the last will and testament of Clinton smith, probated in the davidson county probate court case no 17P1345.

This is an improved property commonly known as 1724 Scovel St, Nashville, TN 37208

Tax ID: 08115048100

This is an improved property commonly known as 1790 Crestview Dr, Clarksville, TN 37042

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 13 day of January, 2020.

Mary Ruth Lewis

Mary Ruth Lewis, Devisee

Maurice Lewis

Maurice Lewis, Devisee

DLG

State of Tennessee Ohio
County of Montgomery Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Ruth Lewis and Maurice Lewis, as Devisees under The Last Will and Testament of Clinton Smith, Probated in the Davidson county probate court case no 17P1345, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at office, this the 13 day of January, 2020.

David W Grinnell

Notary Public

My commission expires: 4-28-2020

DAVID W. GRINNELL
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires
April 28, 2020

202001170006368

1065 WD

Certificate of Authenticity

I, Christy Jones **do hereby make oath that I am a license 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 executed and authenticated according to law.**

Christy Jones

Signature

State of Tennessee

County of Davidson

Personally appeared before me Joseph White**, a notary public for this county and state,** Christy Jones **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: 5/15/2021

Notary's Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON