Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MF 98 BK 205817

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $210,000.00.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Affiant

Subscribed and sworn before me this the 16th day of March, 2020.

Notary Public
My commission expires: 7

Karen Johnson Davidson County
Batch# 372392 **DEEDWARR**
03/13/2020 03:29:21 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20200313-0028423

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jamileth Montesinos 5817 River Rd Nashville, TN 37209	NEW OWNER	101-00-0 114.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA GAIL SMITH, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMILETH MONTESINOS AND CIPRIANO MONTESINOS ANGELES, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

BEING A PARCEL OF LAND IN THE 35TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF RIVER ROAD. BOUNDED ON THE EAST AND SOUTH BY THE CABOT & ANGELA CAMERON PROPERTY AS OF RECORD IN INSTRUMENT NO. 2000002010010266 – R.O.D.C., TN. BOUNDED ON THE WEST BY THE PREMIER LEASING, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201307050069539 – R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF RIVER ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE CABOT & ANGELA CAMERON PROPERTY AS OF RECORD IN INSTRUMENT NO. 2000002010010266 – R.O.D.C. AND BEING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, LEAVING SAID MARGIN AND A COMMON LINE WITH THE CABOT & ANGELA CAMERON PROPERTY AS OF RECORD IN INSTRUMENT NO. 2000002010010266 – R.O.D.C, SOUTH 02 DEGREES 59 MINUTES 25 SECONDS WEST 505.09 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, NORTH 87 DEGREES 30 MINUTES 35 SECONDS WEST 110.00 FEET TO AN EXISTING IRON PIN FOUND;

THENCE, A COMMON LINE WITH THE PREMIER LEASING, LLC PROPERTY AS OF RECORD IN INSTRUMENT NO. 201307050069539 – R.O.D.C, NORTH 02 DEGREES 59 MINUTES 25 SECONDS EAST 513.06 FEET TO AN IRON PIN SET IN THE SOUTHERLY MARGIN OF RIVER ROAD;

THENCE, WITH SAID MARGIN, SOUTH 83 DEGREES 21 MINUTES 45 SECONDS EAST 110.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 55,996 SQUARE FEET, 1.28 ACRES, MORE OR LESS.

Being the same property conveyed to Paul E. Smith and wife, Linda Gail Smith, as tenants by the entirety, by deed from Nellie Smith Freels and son Paul Edward Smith, dated 04/20/1987, of record in Book 7212, page 625, said Register's Office. The said Paul E. Smith having since deceased on May 23, 1993.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5817 River Rd, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LS

Witness my hand this the 6th day of March, 2020.

Linda Gail Smith

Linda Gail Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Gail Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of March, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY