WARRANTY DEED

Karen Johnson Davidson County
Batch# 403842 DEEDWARR
05/20/2020 01:23:24 PM 2 pgs
Fees: $13.00 Taxes: $1,423.02

20200520-0052483

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,600.00

KCh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF May, 2020.

JAnderson
Notary Public

MY COMMISSION EXPIRES:

(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
Sonya Curtis	Sonya Curtis	
(NAME) 1611 Berrywood Rd.	(NAME) 1611 Berrywood Rd.	07208005600
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(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, **Matthew S. Smyth and Wife Ellen C. Smyth** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonya Curtis, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7 on the plan of Geneiva Heights, Section 2, of record in Plat Book 2854, Page 106, Register's Office for Davison County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Matthew S. Smyth and Ellen C. Smyth by virtue of that certain Quit Claim Deed dated October 24, 2019, and being of record at Instrument No. 20191125-0121470, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Matthew S. Smyth and Ellen E. Cloyd by virtue of Warranty Deed dated April 30, 2018 at Instrument No. 20180502-0041608, in the amount of $342,000.00 in the said Register's Office.

7This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2854, Page 106, in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1611 Berrywood Rd Nashville, TN 37216
(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 19th day of May, 2020.

Matthew S. Smyth

Ellen C. Smyth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Matthew S. Smyth and Ellen C. Smyth**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of May, 2020.

Notary Public

My Commission Expires: 1-8-2024

MARION ANTOINE JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY