Karen Johnson Davidson County
Batch# 417783 DEEDWARR
06/17/2020 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20200617-0063525

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $272,000.00

Affiant Signature

Subscribed and sworn to before me on this the 11th day of June, 2020.

Notary Public

My Commission expires _____/_____/_____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Matthew Smith
505 River Rouge Drive
Nashville, TN 37209
SEND TAX BILLS TO:
Matthew Smith
505 River Rouge Drive
Nashville, TN 37209

MAP AND PARCEL NUMBER: Tax ID #: 10204003300

WARRANTY DEED

20NT01134

Effective the 19th day of May, 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,

Charles M. Smith, Jr. and Julia M. Smith, husband and wife

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

Matthew Derek Smith, a single man

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

That 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. 683 on the Plan of Charlotte Park, Section Eleven of record in Plat Book 2900, Page (s) 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Beginning at a point in the Southwesterly margin of River Rouge Drive; being a common corner of Lots Nos. 683 and 684; thence with the dividing line of said two lots Southwesterly 105.0 feet to a point; thence Northwesterly 109.7 feet to a point in the Southwesterly margin of Thunderbird Drive; thence Northeasterly with the margin of said Drive 93.0 feet and 4.4 feet to the beginning of a curve; thence around said curve in an Easterly direction, 39.6 feet to a point in the Southwesterly margin of River Rouge Drive; thence with said Drive Southeasterly 95.0 feet to the point of beginning\.

Being the same property conveyed to Charles M. Smith, Jr. and Julia M. Smith, husband and wife, by Warranty Deed from Delores Ann McInturff, unmarried, dated 08/07/2019 and recorded 08/08/2019 as Instrument No. 20190808-0079182, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as \505 River Rouge Dr, 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 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 19 day of May, 2020.

Charles M. Smith, Jr.

Julia M. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Charles M. Smith, Jr. and Julia M. Smith,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 19 day of May, 2020.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021