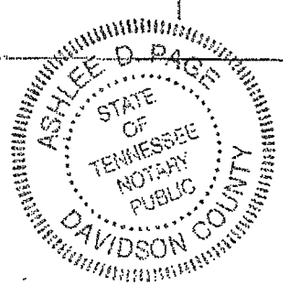
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7121

Karen Johnson Davidson County
Batch# 419717 DEEDWARR
06/19/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20200619-0064970



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2020.

Notary Public
My Commission Expires: 11/08/2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tanya O. Torres and Leslee Torress 6297 Pettus Road Antioch, TN 37013	Owners at property address	181-00-0-20800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jesse T. Smith and wife, Lesa E. Smith,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tanya Olivia Torres, an unmarried woman, and Leslee Torres, an unmarried woman,** hereinafter called the Grantees, their 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 AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823, DATED JULY 13, 1993 AND KNOWN AS JOB NO. 930091, MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE LINE OF THE ROBERT PRUIKAMA PROPERTY OF RECORD IN BOOK 8148, PAGE 870, R.O.D.C., TN., SAID POINT OF BEGINNING BEING 547.85 FEET NORTHERLY FROM THE NORTHERLY MARGIN OF PETTUS ROAD AND ALSO BEING THE NORTHWEST CORNER OF TRACT 1 OF THE J. P. STEVENS PETTUS ROAD PROPERTY DIVISION AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH PRUIKAMA'S LINE NORTH 03 DEGREES 39 MINUTES 12 SECONDS EAST 190.00 FEET TO AN IRON PIN; THENCE LEAVING PRUIKAMA'S LINE AND WITH THE LINE OF TRACT NO. 18 OF THE J.D. STEVENS PETTUS ROAD DIVISION SOUTH 86 DEGREES 20 MINUTES 48 SECONDS EAST 25.00 FEET TO THE CENTER OF A 50 FOOT JOINT USE INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID 50 FOOT JOINT USE INGRESS-EGRESS AND UTILITY EASEMENT AND WITH THE LINE OF SAID TRACT 18 NORTH 03 DEGREES 39 MINUTES 12 SECONDS EAST 335.00 FEET TO AN IRON PIN; THENCE LEAVING THE CENTER OF SAID EASEMENT AND WITH THE LINE OF TRACT NO. 3 OF THE J. D. STEVENS PETTUS ROAD DIVISION SOUTH 87 DEGREES 53 MINUTES 07 SECONDS EAST PASSING A STEEL FENCE POST AT 25 FEET IN ALL 454.11 FEET TO AN IRON PIN THE NORTHWEST CORNER OF THE TRUMAN SETLIFFE PROPERTY OF RECORD IN BOOK 8623, PAGE 163, R.O.D.C.,TN.; THENCE WITH SETLIFFE'S LINE AND A FENCE SOUTH 04 DEGREES 43 MINUTES 18 SECONDS WEST 537.29 FEET TO AN IRON PIN; THENCE LEAVING SETLIFFE'S LINE AND WITH THE NORTHERLY LINE OF LOT 1 OF THE SAID J. D. STEVENS PETTUS ROAD DIVISION NORTH 86 DEGREES 20

MINUTES 48 SECONDS WEST 468.93 FEET TO THE POINT OF BEGINNING,CONTAINING 5.58 ACRES MORE OR LESS.

TOGETHER WITH A JOINT USE 50' INGRESS/EGRESS/UTILITY EASEMENT AS DESCRIBED IN THE PRIVATE ROAD AND UTILITY EASEMENT AND MAINTENANCE AGREEMENT OF RECORD IN BOOK 9518, PAGE 526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jesse T. Smith and wife, Lesa E. Smith by Installment Deed from J.D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, dated November 2, 1994, recorded November 11, 1994, of record in Book 9518, page 326, Register's Office for Davidson County, Tennessee.

This is improved property located at: **6297 Pettus Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of June, 2020.

GRANTOR:

Jesse T. Smith a/k/a Jessie T. Smith

Lesa E. Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jesse T. Smith a/k/a Jessie T. Smith and Lesa E. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202006190064970

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, Car. 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