Karen Johnson Davidson County
Batch# 424799 DEEDWARR
06/24/2020 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $333.00
20200624-0067932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Ralph Eugene Smith Jr
Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Eugene Smith Jr, Single Man	Ralph Eugene Smith, Jr. (NAME)	
8188 Jackman Road (ADDRESS)	719 Douglas Ave No. 4 (ADDRESS)	P/O 005-00-0-006.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kelly B. Gupton and Susan Gupton, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ralph Eugene Smith Jr, Single Man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Property Description

Tract 1

5.006 Acres

Being a tract of land in the 1st Council District of Davidson County Tennessee, and a portion of that property conveyed to Kelly B. & Susan Gupton in DB-20040202 0012416 R.O.D.C.T., more accurately described according a survey by Anthony T. Bollinger R.L.S. TN LIC. NO. 2095 dated 01/16/20 as follows:

Beginning at an existing iron pin in the northerly margin of Jackman Road, said pin being a common corner to Candace O'Brien in DB-20170922 0097272 R.O.D.C.T.; and the most southeast corner to herein described tract; Thence leaving said O'Brien with said margin S 76°35'05" W, 25.09' to a set iron pin, a common corner to tract 2 on the same survey; Thence now leaving said road with said tract 2 for the next six calls: N 08°32'27" W, 177.83' to a set iron pin; Thence N 02°51'24" E, 158.66' to a set iron pin; Thence N 47°44'47" E, 122.38' to a set iron pin; Thence N 05°59'31" W, 201.76' to a set iron pin; Thence N 32°54'36" E, 465.00' to a set iron pin; Thence N 16°42'21" E, 709.23' to a set iron pin in the line of Sammy Ray Adcock in QCD-20190320 0025311 R.O.D.C.T., Thence with said Adcock for the next two calls: S 20°36'41" E, 225.00' ; Thence S 25°13'20" E, 193.73' to corner post, a common corner to Sammy Ray Adcock in DB- 11521, PG 597 R.O.D.C.T.; Thence with said Adcock S 32°54'36" W, 716.36' to a corner post; Thence now leaving said Adcock with previous said O'Brien for the next five calls: S 33°29'20" W, 270.86' to a post; Thence S 27°53'28" W, 82.30' to a fence corner; Thence S 47°44'47" W, 116.42'; Thence S 02°51'24" W, 145.84' to a post; Thence S 08°32'27" E, 173.21' to the point of beginning containing 5.006 acres.

Grantor responsible for rollback taxes on this parcel.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8188 Jackman Road, Joelton, TN 37080
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 23rd day of June, 2020.

Kelly B. Gupton

Susan Gupton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly B. Gupton and Susan Gupton, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

RETURN TO:
RCT of Tennessee dba Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Theresa C. Richardson, 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.

Theresa C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Theresa C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022