Karen Johnson Davidson County
Batch# 430142 DEEDWARR
07/02/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200702-0071900

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1738

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2020

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Erin Alaine Gull and Joshua Gull 4720 Timberhill Drive Nashville, TN 37211	F&M Bank P.O. Box 451 Clarksville, TN 37041	132-16-0-023.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Robert C. Smithson and wife, Brenda R. Smithson, Ryan C. Smithson, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Alaine Gull and Joshua Gull, wife and husband

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, being Lot No. 800 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 800 fronts 85 feet on the Easterly side of Timberhill Drive and extends back 165.1 feet on the North line and 165.2 feet on the South line to a dead line in the rear on which it measures 85 feet.
Being the same property conveyed to Robert C. Smithson and wife, Brenda R. Smithson, Ryan C. Smithson, as joint tenants with rights of survivorship by Warranty deed from Equity Trust Co. FBO Roger D. Myers, IRA of record in Instrument No. 20090623-0058219 Register's Office for Davidson County, Tennessee, dated June 08, 2009 and recorded on June 23, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 4720 Timberhill Drive, Nashville, TN 37211

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

Dated this the 29th day of June, 2020.

Ryan Smithson
Ryan C. Smithson

Robert C. Smithson by Ryan C. Smithson, his attorney-in-fact
Robert C. Smithson by Ryan C. Smithson, his Attorney-In-Fact

Brenda R. Smithson by Ryan C. Smithson, his attorney-in-fact
Brenda R. Smithson by Ryan C. Smithson, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan C. Smithson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of June, 2020.

A C HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A C Hall
Notary Public
My Commission Expires: 5-2-22
(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Ryan C. Smithson,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Robert C. Smithson** and acknowledged that he executed the same as the free act and deed of the said **Robert C. Smithson,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202007020071898, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of June, 2020.

A C HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A C Hall
Notary Public
My Commission Expires: 5-2-22
(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Ryan C. Smithson,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Brenda R. Smithson** and acknowledged that she executed the same as the free act and deed of the said **Brenda R. Smithson,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202007020071899, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of June, 2020.

A C Hall
Notary Public
My Commission Expires: 5-2-22

A C HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022