Karen Johnson Davidson County
Batch# 440915 DEEDWARR
07/20/2020 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20200720-0079596

The information contained herein was provided to the preparer by the grantor named herein. This instrument was prepared without the benefit of a title examination. The preparer has made no determination as to the status of title or the correctness of the information contained herein.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of June 2020.

Notary Public:
My Commission Expires: 9/24/21

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
George Smiley 913 Due West Ave N Madison, TN 37115	New Owner	051 0 10 044.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Michele Burks, a married woman**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Wesley Smiley, a married man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit:

Being a tract of land located in the 11th Civil District of Davidson County,Tennessee and being Lot #73 on an unrecorded plat by Hal Swan Jr. titled Due West Valley Acres, and being more particularly described as follows:

Beginning at an iron pipe in the southern right-of-way Due West Avenue being the northeast corner of a tract owned by Justin Ferguson as of record in instrument #20160429-0042123, and being the northwest corner of this tract, THENCE: with said right-of-way, S 79 deg 24 min 24 sec E, 100.05' to an iron pipe at the corner of roads,THENCE: with road, S 01 deg 33 min 26 sec W, 499.97' to an iron pin, THENCE: N 79 deg 20 min 15 sec W, 106.74' to an iron pin, THENCE: N 02 deg 18 min 50 sec E, 498.84' to the point of beginning containing 1.17 acres more or less as per a survey by CK Surveyors dated 5/30/2016.

Being the same property conveyed to Michele Burks, a married woman, by Quitclaim Deed from Sarah Jane Grazer, an unmarried woman, dated September 15, 2014, of record in Instrument Number 20150727-0073349, Register's Office for Davidson County, Tennessee.

The Grantor hereby makes oath that the above described property is investment property only and has never been the residence of the grantor at any time. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Taxes and assessments for the year 2020 and subsequent years.

Easement set forth in the instrument recorded in Book 8009, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1001 Due West Ave N, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 10th day of ~~March~~ June, 2020.

Michele Burks

State of Tennessee)
County of Sumner)

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

Witness my hand and official seal, this 10th day of ~~March~~ June, 2020.

Commission Expires: 09/20/2021

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021

Notary's Seal (if on paper)

