Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200628087

Karen Johnson Davidson County
Batch# 448965 DEEDWARR
08/03/2020 12:02:49 PM 2 pgs
Fees: $13.00 Taxes: $2,952.60

20200803-0085301

ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $798,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deron A Smith and Rebecca L. Smith, and Kenneth Lester Johnson 1736 Old Hickory Blvd Brentwood TN 37027	New Owner	Tax Parcel ID No. 158 11 0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William G Andrade and Denise Andrade, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deron A Smith and Rebecca L. Smith, husband and wife as to a 50% undivided interest and Kenneth Lester Johnson and Mary Frances Johnson, husband and wife, as to a 50% undivided interest, as tenants in common with right of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 541 on the Plan of Hillsboro Park, Section 13, of record in Plat Book 4175, Page 20, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to William G. Andrade, Unmarried, by Warranty Deed from PHILLIP TRACY DYE, An Unmarried Man, of record in Instrument No. 20050106-0002333, in the Register's Office of Davidson County, Tennessee, dated December 29, 2004, and recorded on January 06, 2005.

Denise Andrade joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of William G. Andrade

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, Section 13, as recorded in Plat Book 4175, Page(s) 20.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10357, Page 940.

This is improved property located at 1736 Old Hickory Blvd Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of July, 2020.

William G Andrade, M.D.
William G Andrade

Denise Andrade
Denise Andrade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William G Andrade and Denise Andrade, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires:

