This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 150
Brentwood, TN 37027

From information and description furnished by the parties.
This conveyance made without benefit of title search.

Karen Johnson Davidson County
Batch# 454811 DEEDWARRSP
08/12/2020 10:18:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089775

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Irving G. Smith and Dorothy M. Smith 3336 Elm Hill Pike Nashville, Tennessee 37214	SAME	108-08-0-165.00

KNOW ALL MEN BY THESE PRESENTS, that **IRVING G. SMITH and wife, DOROTHY M. SMITH** ("Grantors"), for no monetary consideration and for the purpose of destroying the tenancy by the entireties that currently exists between Grantors, convey unto **IRVING G. SMITH and DOROTHY M. SMITH,** to hold such property as equal tenants in common, and their respective heirs, successors and assigns, all of Grantors' right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 64-A on the Plan of the Zone Lot Division of Lots 62 and 64, Section 3, East Lake Subdivision, of record in Plat Book 5200, Page 611, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Irving G. Smith and Dorothy M. Smith, husband and wife, by Warranty Deed of record as Instrument Number 20161024-0111791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of 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, successors and assigns, forever; and we do hereby 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; and we do further covenant and bind ourselves, our heirs, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 3219 Lakeford Drive, Nashville, Tennessee 37214.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 29th day of July, 2020.

IRVING G. SMITH

DOROTHY M. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

IRVING G. SMITH, Affiant

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 26 BY TENNESSEE GOVERNOR BILL LEE DATED APRIL 9, 2020, EXECUTIVE ORDER NO. 37 BY TENNESSEE GOVERNOR BILL LEE DATED MAY 12, 2020, and/or EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE DATED JUNE 29, 2020, AND WAS EXECUTED IN COUNTERPARTS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **IRVING G. SMITH, Grantor and Affiant,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29th day of July, 2020.

Teresa Bryant
Notary Public
My Commission Expires: 1-4-21

TERESA L. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **DOROTHY M. SMITH, Grantor**, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29th day of July, 2020.

Teresa Bryant
Notary Public
My Commission Expires: 1-4-21

TERESA L. BRYANT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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