RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200147

WARRANTY DEED

Karen Johnson Davidson County
Batch# 457499 **DEEDWARR**
08/14/2020 02:43:43 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200814-0091466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2020.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Quattlebaum and Kelly E. Evans 2426 Vale Lane Nashville TN 37214	Same address as new owner	073-12-0-078.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JACQUE EVANS SMITHSON**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto **KELLY E. EVANS AND MICHAEL QUATTLEBAUM**, wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 136 and the Plan of the revised Plan of Section I, Sunset View, as of record in Book 2663, pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bobby Charles Smithson and wife, Jacque Evans Smithson from Ruby M. Hammond, a widow, by Warranty Deed dated August 21, 1973 and recorded August 24, 1973 in Book 4740, page 850, said Register's Office.

Said property further vested in Jacque Evans Smithson, and divested from Bobby Charles Smithson, by Final Decree of Divorce, Docket No. 86619, in the Fifth Circuit Court of Davidson County, Tennessee, and of record in Book 5173, page 968, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2426 Vale Lane, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of July, 2020.

Jacque Evans Smithson

JACQUE EVANS SMITHSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jacque Evans Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 27th day of July, 2020.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21