Karen Johnson Davidson County
Batch# 459316 DEEDWARR
08/18/2020 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200818-0092832

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Sean Porter
630 American Road
Nashville, TN 37209

SEND TAX BILL TO:
New Owner

MAP/PARCEL 090-11-0-050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Diane Grones, married and Randall Wayne Smith, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Sean Porter, unmarried man, hereafter called the GRANTEES,** his/their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Charlotte Park, Section 1, of record in Book 2663, pages 2-6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HARVEY C. SMITH AND WIFE, MARY LOU SMITH, by deed from JAMES EDWARD WHITFIELD AND WIFE, MARGARET N. WHITFIELD, of record in Book 3035, page 29, dated April 5, 1960, said Register's Office.

MARY LOU SMITH died on or about January 13, 2017, leaving HARVEY C. SMITH as the surviving tenant by the entirety.

HARVEY C. SMITH died testate on or about June 14, 2019, devising said property to PATRICIA DIANE GRONES AND RANDALL WAYNE SMITH, by will of record in Docket No. 19P1377, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference see Executor's Deed of record in Instrument No. 2020102-0000416, dated December 18, 2019, said Register's Office.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **630 American Road, Nashville, Tennessee 37209**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 11th day of August, 2020.

WITNESS MY HAND on this the 11th day of August, 2020

Patricia Diane Grones
Patricia Diane Grones

Randall Wayne Smith
Randall Wayne Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Patricia Diane Grones,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of August, 2020.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Randall Wayne Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 11th day of August, 2020.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $320,000.00.

AFFIANT

Subscribed and sworn to before me this the 11th day of August, 2020.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200621

True Copy Certification

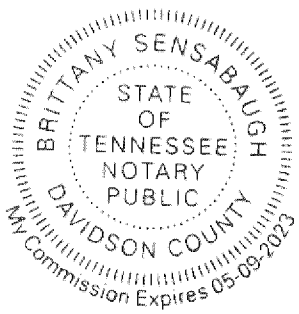
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23