Karen Johnson Davidson County
Batch# 459582 DEEDWARR
08/19/2020 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200819-0093166

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

ADDRESS NEW OWNER:
Joseph Alan Duke
912 W. Greenwood Avenue
Nashville, TN 37206

SEND TAX BILL TO:
InterLinc Mortgage Services, LLC
5875 N. Sam Houston Pkwy. W., Ste. 300
Houston, TX 77086

MAP/PARCEL 082-04-0-340.00

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, **Smith Dreams, LLC, a Tennessee and , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joseph Alan Duke and , 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, and being Lot No. 6 on the Plan of Zack Q Myers Subdivision, of record in Plat Book 547, Page 189, 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 Bill Hunter Jr. and wife Eva Jean by Warranty deed from Charles Morris etux of record in Book 6181, page 210, Register's Office for Davidson County, Tennessee, dated November 22, 1983 and recorded on November 23, 1983.

Being the same property conveyed to James Ray Barrow and wife, Leah Lisa Barrow by Quitclaim deed from Bill Hunter Jr of record in Book 6631, page 368, Register's Office for Davidson County, Tennessee, dated August 15, 1985 and recorded on August 15, 1985.

Being the same property conveyed to James Justin Barrow by Quitclaim deed from James Ray Barrow, a single person of record in Instrument No. 20080314-0026114 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 14, 2008.

Affidavit of Heirship, Recorded on October 30, 2019, in Instrument No. 20191030-0111191.

Being the same property conveyed to Oley, INC., a Tennessee Corporation by Warranty deed from James Ray Barrow, heir at law of James Justin Barrow of record in Instrument No. 20191030-0111193 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on October 30, 2019.

Being the same property conveyed to Smith Dreams, LLC, a Tennessee limited liability company by Warranty deed from Oley, INC., a Tennessee corporation of record in Instrument No. 20191104-0113001 Register's Office for Davidson County, Tennessee, dated October 29, 2019 and recorded on November 04, 2019.

This is improved property known as: **912 W. Greenwood Avenue, Nashville, Tennessee 37206**

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

File No: 200630

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES 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 GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 14th day of August, 2020.

WITNESS MY HAND on this the 14th day of August, 2020

Smith Dreams, LLC, a Tennessee Limited Liability Company

BY: _____
Jason A. Smith, Member

Smith Dreams, LLC, a Tennessee Limited Liability Company

BY: Megan Miller Smith
Megan Miller Smith, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jason A. Smith, and Megan Miller Smith with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Sole Members of Smith Dreams, LLC, a Tennessee Limited Liability Company, and that as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Legends Title on this the 14 day of Aug, 2020.

_____
Notary Public

Commission Expires: 12/13/2022

CHERYL A DILLON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $299,900.00.

_____
AFFIANT

Subscribed and sworn to before me this the 14th day of August, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 12/13/2022

CHERYL A DILLON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No: 200630

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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