(1)

Karen Johnson Davidson County
Batch# 467111 DEEDWARR
08/31/2020 12:09:24 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20200831-0098526

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Courtney Crist 1224 Chester Ave Nashville, TN 37206	Courtney Crist 2924 glenmeade Dr Nashville, TN 37216	072-14-0-142.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Trina K. Smith and Rose Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Courtney Crist**, unmarried hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nc. 34 and the Easterly one-half of Lot No. 33 on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 and part of Lot 33 adjoin and front together 45 feet on the Southerly side of Chester (formerly Chesterfield) Avenue and run back between parallel lines 132 feet to an alley.

Being the same property conveyed to Trina K. Smith and Rose Smith as joint tenants with the right of survivorship by Warranty Deed from Miriam B. West, married, dated 06/24/2016 and recorded 06/29/2016, of record in Instrument 201606290066363, Register's Office for Davidson County, Tennessee.

By signature below, Grantor swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1224 Chester Ave, Nashville, TN 37206

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 and assigns forever; and we do 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 28th day of August, 2020.

Trina K. Smith

Rose Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Trina K. Smith and Rose Smith with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 28th of August, 2020.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

