Name and Address of New Owner:
Suttle Construction Co. Inc.
3025 Blackwood Drive
Nashville, TN 37214

Send Tax Bills To:
Suttle Construction Co. Inc.
SAME

Karen Johnson Davidson County
Batch# 470808 DEEDWARR
09/04/2020 10:41:30 AM 2 pgs
Fees: $13.00 Taxes: $806.60
20200904-0101269

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 108-04-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marsha Wolf Smith and husband, Oscar Smith**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Suttle Construction Co. Inc., a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING ALL OF LOT NO. 299 ON THE PLAN OF SECTION THREE, LARCHWOOD, AS SHOWN ON PLAN OF RECORD FILED IN PLAT BOOK 5200, PAGE 540, AS AMENDED BY SURVEYORS CERTIFICATE OF CORRECTION, AND FILED IN PLAT BOOK 6626, PAGE 420, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARSHA WOLF SMITH AND HUSBAND, OSCAR SMITH, BY QUITCLAIM DEED FROM MARSHA A. WOLF, UNMARRIED, RECORDED ON JULY 26, 2012, OF RECORD IN INSTRUMENT NO. 20120726-0065955, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2020.

_____ (SEAL)
Oscar Smith

_____ (SEAL)
Marsha Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2020, before me personally appeared Oscar Smith and Marsha Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $218,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2020.

Notary Public
My commission expires: 10-25-2022
File No. 2020-1575

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A Bell Jr., 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 TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

ANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY