Karen Johnson Davidson County
Batch# 482926 DEEDWARR
09/24/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $8,103.00
20200924-0110159

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61181
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arthur R. Smolensky Kirsten R. Smolensky 806 Glen Leven Drive Nashville, TN 37204	Same As New Owner

TAX MAP PARCEL NUMBERS: 13202005200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 2190000.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Ralph, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arthur R. Smolensky and Kirsten R. Smolensky, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 24 on the Revised Plat of parts of Thompson's Glen Leven Subdivision made October, 1934, by W. B. Southgate, Surveyor, and of record in Plat Book 3, page 20, Chancery Court for said County, described as follows:

Beginning at the southwest corner of Glen Leven Road and Newman Place and running thence southwestwardly with the southeasterly side of said Road 300 feet to the northeasterly corner of Lot No. 26 on said Plat; thence with the line between said Lots Nos 24 and 26, southeastwardly 245 feet and southwardly 81.6 feet to the common corner of Lots Nos. 23, 24, 26, and 27 on said Plat, thence eastwardly with the line between said Lots Nos. 23 and 24, 340 feet to Newman Place; thence northwestwardly with the southwesterly side of Newman Place 529.1 feet to the beginning, containing 2.8 acres.

Being the same property conveyed to William B. Ralph, Jr. by Warranty Deed from Sam J. Lewis, Jr. and wife, Judy Lynn Lewis, dated November 3, 1976 and recorded on November 9, 1976, of record in Book 5086, page 43, Register's Office for Davidson County, Tennessee.

Elizabeth W. Ralph, spouse of William B. Ralph, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan of record in Book 3, page 20, in the Chancery Court Plan Book for Davidson County, Tennessee.

This is improved property, known as 806 Glen Leven Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of September, 2020.

William B. Ralph, Jr.

Elizabeth W. Ralph

State of Tennessee

County of Davidson

On this 23rd day of September, 2020, before me the undersigned authority, personally appeared William B. Ralph, Jr. and Elizabeth W. Ralph to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of ~~Davidson~~ Williamson SM

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,190,000.00

Affiant

Sworn and subscribed before me this 23rd day of September, 2020.

Notary

My Commission Expires: _____

SONDRA MOUNGEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 23, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

