Name and Address of New Owner:
DA Partnership
1108 Battlewood St.
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 489713 DEEDWARR
10/06/2020 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20201006-0115305

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 051-12-0-020

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, **Marilyn Smith,** single woman "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DA Partnership, a Tennessee General Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Morningside Heights, Section One, of record in Plat Book 1130, page 76, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Marilyn Smith, unmarried from Frederick J. Lang and Wife, Cheryl Lang by Warranty Deed, dated 05/11/06 and recorded on 05/15/06 in Instrument No. 20060515-0056671 in Register's Office for Davidson County, Tennessee.

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 1st day of October, 2020.

Marilyn Smith (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of October, 2020, before me personally appeared Marilyn Smith, unmarried, 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 1st day of October, 2020.

Notary Signature
My commission expires:

6-24-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Marilyn Q. Smith
(Affiant)

Sworn to and subscribed before me this
1st day of October, 2020.

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Julie Coone
Notary Public
My commission expires: 6-24-2023
File No. 202027

True Copy Certification

I, Tish Baldwin, 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: Williamson

Personally appeared before me, Desiree Sailema, a notary public for this county and state, Tish Baldwin, 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: 01/23/2023

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY