39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 494112 **DEEDWARR**
10/13/2020 08:52:22 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20201013-0118522

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jonathan Romero and Sarah Romero	Bank of Tennessee	11407002400
(NAME)	(NAME)	
7537 Oakhaven Trail	301 E. Center St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and va uable considerations, the receipt of which is hereby acknowledged, I, **Christy LeAnn Smith, unmarried,** he-einafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Romero and Sarah Romero, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oakhaven Subdivision, Section 5, of record in Instrument No. 20020618-0073568, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed to Christy Leann Smith, unmarried by deed dated March 10, 2005 from Eric Crafton and wife, Milko Crafton of record in Instrument No. 20050629-0074821, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7537 Oakhaven Trail, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 7th day of October, 2020.

Christy LeAnn Smith

State of Tennessee
County of Davidson

On this 7th day of October, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Christy LeAnn Smith, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 7th day of October, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Romero

