Karen Johnson Davidson County
Batch# 495613 DEEDWARR
10/14/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20201014-0119342

Name and Address of New Owner:
Brent Smedley
2113 Glen Haven Drive
Nolensville, TN 37135

Send Tax Bills To:
Brent Smedley
2113 GLEN HAVEN DRIVE
NOLENSVILLE, TN 37135

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

RHR

WEICHERT NATIONAL TITLE SERVICES
587 SKIPPACK PIKE, STE 100
BLUE BELL, PA 19422

Map & Parcel No: 188100A02400 CO

WARRANTY DEED
This document to be effective October 13, 2020

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, **Haley M. Cromwell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brent Smedley,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 24 on the Plan of Final Plat of Carothers Crossing, Phase 2, Section 1 Lots 21-61 of record in Plat at Instrument No. 20070807-0093924, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Haley M. Cromwell by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, recorded on October 3, 2017, of record in Instrument No. 20171003-0101065, Register's Office for Davidson County, TN.

This is improved property known as 2113 Glen Haven Dr., Nolensville, TN 37135.

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 7th day of October, 2020.

(SEAL)
Haley M. Cromwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2020, before me personally appeared Haley M. Cromwell, 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 7th day of October, 2020.

Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-26-2022

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 $350,000.00, 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
7th day of October, 2020.

Notary Public
My commission expires:_____
File No. 2020-1733

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-26-2022

True Copy Certification

I, LaToya Brandt, 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 PENNSYLVANIA

County of MONTGOMERY

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commonwealth of Pennsylvania - Notary Seal
DEBRA M. DAVIS, Notary Public
Montgomery County
My Commission Expires June 16, 2023
Commission Number 1035740

Notary's Signature

My Commission Expires: 06/16/2023
Notary' Seal (if on paper)