This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$918,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20203437	Affiant Sworn to and subscribed before me this 23rd day of October, 2020. Notary Public My Commission Expires: 6-26-21
After Recording Return To The Above.	

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 19th day of October, 2020, among:

JERRE C. SMITHSON AND WIFE JACQUELINE B. SMITHSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KURT JOSEPH ZETTEL, II AND ANNA MARIE BURGNER, HUSBAND AND WIFE.

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Lipscomb Heights of record in Plat Book 2083, Page 61, 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 Jacqueline Bratten by Warranty deed from Brandon R Childs, married of record in Instrument No. 20070529-0063143 Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on May 29, 2007.

Being the same property conveyed to Jerre C. Smithson and wife, Jacqueline B. Smithson by Quitclaim deed from Jacqueline Bratten, n/k/a Jacqueline B.Smithson of record in Instrument No. 20090105-0000448 Register's Office for Davidson County, Tennessee, dated December 29, 2008 and recorded on Jauary 05,2009..) Being also known as 902 Albert Court Nashville, Tennessee 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

Karen Johnson Davidson County
Batch# 500482 DEEDWARR
10/22/2020 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,396.60
20201022-0123143

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jerre C. Smithson

Jacqueline B. Smithson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jerre C. Smithson and Jacqueline B. Smithson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of October, 2020.

LORI MARLAR
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/6/22

Owner Name & Property Address:

Name: Kurt Joseph Zettel, II and Anna Marie Burgner
Address: 902 Albert Court
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: Highlands Residential Mortgage
Address: 12001 N. Central Expressway, Ste 750
City, State, Zip: Dallas, TX 75243

Tax ID: 118-13-0-155.00

True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

