THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030894** Karen Johnson Davidson County Batch# 509914 **DEEDWARR** 11/06/2020 02:04:49 PM 2 pgs Fees: $13.00 Taxes: $3,052.50 20201106-0130692	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$825,000.00~~ Affiant Subscribed and sworn to before me, this 2nd day of November, 2020. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARY FRANCES RUDY My Commission Expires

WARRANTY DEED

Address New Owner: Jerome S. Katz and Victoria Lockhart 225 Woodmont Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 08 0 038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Smith, III. and Becky A. Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerome S. Katz and Victoria Lockhart, husband and wife**Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being parts of Lots Nos. 65 and 66 on the Map of Clearview A Subdivision of Lots 7,8,12,13,16 & 17 of Ensworth & 33 to 41 inclusive of Kenner Manor Subd, as shown of record in Book 843, Page 8, Register's Office for said Davidson, Tennessee, described according to a survey by Parrish-Ragan, Inc., dated April 26, 1971, as follows:

Beginning at a point in the Northerly margin of Kenner Avenue, formerly Woodmont Circle, at the common corner of Lots 64 and 65 on said plan; thence with the line between said lots, Northerly 182.3 feet, more or less, to a point, which is 7.7 feet, more or less, Southerly from the Southerly line of Lot No. 63 on said plan; thence Easterly along a fence 66 feet to a point, which is 8.4 feet, more or less South of the Southerly line of Lot 63; thence Southerly 181.6 feet, more or less, to a point in the Northerly line of Kenner Avenue; thence with the margin of the same Westerly 63.5 feet to the point of beginning.

Being the same property conveyed to William H. Smith III and Becky A. Smith f/k/a Becky A. Gatten, as Tenants by the entirety, by Warranty Deed from Shawn Thomas, Unmarried, of record in Instrument No. 20120404-0028690, in the Register's Office of Davidson County, Tennessee, dated March 29, 2012 and recorded on April 04, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DYRES-20-224

This is improved property located at 224 Woodmont Circle Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2020.

William H. Smith, III.

Becky A. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Smith, III. and Becky A. Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY