THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201030995**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2020. Notary Public My Commission Expires: _

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 515306 DEEDWARR
11/12/2020 12:06:56 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20201112-0133415

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William H. Smith, III. and Becky Anne Smith 16 Redbud Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0B 136.00

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, **Thomas Annastas, Jr. and Paul Annastas, Co-Executors of the Estate of Thomas George Annastas, Sr.**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Smith, III. and Becky Anne Smith, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Redbud of record in Plat Book 4675, Page 137, and amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846, and Book 5003, Page 925, 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 Thomas G. Annastas, Sr., by Warranty Deed from Julie L. Owens, a single woman, of record in Instrument No. 20170330-0030889, in the Register's Office of Davidson County, Tennessee, dated March 28, 2017 and recorded on March 30, 2017. Thomas G. Annastas, Sr. died on August 12, 2020 as shown in probate recorded in Docket No. 2020P1479, in the Probate Court for Davidson County, Tennessee. Said Last Will and Testament having named Thomas Annastas, Jr. and Paul Annastas as Co- Executors of the Estate of Thomas George Annastas, Sr. Further, said Last Will and Testament specifically authorizes Co-Executors to convey real estate.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Redbud, as recorded in Plat Book 4657, Page(s) 137, as amended in Book 4910, Page 872, Book 4937, Page 346, Book 4953, Page 846 and Book 5003, Page 925.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4845, Page 935, as amended in Instrument No. 20160218-0015563.

This is improved property located at 16 Redbud Drive Nashville TN 37215

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.

The Estate of Thomas George Annastas

Coexecutor
By: Thomas Annastas, Jr., Co-Executor

Coexecutor
By:Paul Annastas, Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Annastas, Jr. and Paul Annastas with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Executors of the Estate of Thomas George Annastas, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

