Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 516993 DEEDWARR
11/16/2020 11:39:45 AM 3 pgs
Fees: $18.00 Taxes: $1,082.25

20201116-0134841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2051LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lucille Rhoads	NEW OWNER	
5113 Meta Court		161 02 0 142.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOUGLAS E. GREGG, TRUSTEE OF THE DARCY ELLEN DICKSON 2016 UAD AUGUST 4, 2016 AND DARCY ELLEN SMITH, A MARRIED WOMAN AS TENANTS IN COMMON*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUCILLE RHOADS, UNMARRIED

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, begin Lot 34 on the Plan of Section Two McMurray Place of record in Plat 5200, Page 440, in the Register's Office of Davidson County, Tennessee, to which the plan reference is hereby made for a more and complete description of the property.

Being the same property conveyed to Darcy Ellen Smith, a married woman*, by Trustee's Quitclaim Deed From Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016, of record in Instrument No. 20200505-0046917, in the Register's Office of Davidson County, Tennessee, dated April 24, 2020 and recorded on May 05, 2020.

Being the same property conveyed to Darcy Ellen Smith, a married woman, by Trustee's Quitclaim Deed From Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016, of record in Instrument No. 20190401-0029054, in the Register's Office of Davidson County, Tennessee, dated March 04, 2019 and recorded on April 01, 2019.

Being the same property conveyed to Darcy Ellen Smith, a married woman, by Trustee's Quitclaim Deed From Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016, of record in Instrument No. 20190117-0005136, in the Register's Office of Davidson County, Tennessee, dated December 03, 2018 and recorded on January 17, 2019.

Being the same property conveyed to Douglas E. Gregg, Trustee of Darcy Ellen Dickson 2016 Trust, by Warranty Deed From Darcy Ellen Dickson, unmarried, of record in Instrument No. 20161012-0107949, in the Register's Office of Davidson County, Tennessee, dated October 03, 2016 and recorded on October 12, 2016.

* Ian Smith, spouse of the Grantor, joins in the execution of this instrument for the purpose of conveying any and all interests in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two McMurray Place, as recorded in Plat Book 5200, Page(s) 440.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5939, Page 231.

This is improved property known as 5113 Meta Court, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 10th day of November, 2020.

The Darcy Ellen Dickson 2016 Trust

UAD August, 4, 2016

X Douglas E. Gregg, Trustee

Douglas E. Gregg, Trustee

STATE OF Arkansas

COUNTY OF Baxter

Personally appeared before me, a Notary Public of said County and State, DOUGLAS E. GREGG, TRUSTEE OF THE DARCY ELLEN DICKSON 2016 UAD AUGUST 4, 2016, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gassville (city) Arkansas (state), this 10th day of November, 2020.

WENDY L. LUNA
BAXTER COUNTY
NOTARY PUBLIC-ARKANSAS
MY COMMISSION EXPIRES 9-20-2030
COMMISSION NO. 12378763

Notary Public

My Commission Expires: 9-20-2030

Witness our hand on the 12th day of November, 2020.

The Darcy Ellen Dickson 2016 Trust

UAD August, 4, 2016

Darcy Ellen Dickson n/k/a Darcy Ellen Smith

Ian Smith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DARCY ELLEN SMITH AND IAN SMITH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of November, 2020.

Notary Public

My Commission Expires: 2/19/2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024