Karen Johnson Davidson County
Batch# 531077 DEEDWARR
12/11/2020 11:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145504

This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road #1105
Austin, Texas 78704

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of November, 2020, by and between **Scott Royal Smith, Trustee of the 2408 Pafford Drive Trust**, party of the first part, and **Darren L. Womack and Kim Dickens**, joint tenants with right of survivorship, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Rosebank Park, as of record in Book 1835 page 26, said Register's office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Darren L. Womack and Kim Dickens, joint tenants with rights of survivorship, by deed from R.E. Jeter and wife, Helen E. Jeter, Recorded December 26, 2007, in Document #20071226-0147003, Register's Office, Davidson County, Tennessee.

Commonly known as: **2408 Pafford Drive, Nashville, Tennessee 37206**

BEING the same property conveyed to Scott Royal Smith, Trustee of the 2408 Pafford Drive Trust by Warranty Deed from Darren L. Womack and Kim Dickens, joint tenants with right of survivorship, dated April 3, 2020, recorded April 8, 2020 in Document #20200408-0037039, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, **Darren L. Womack and Kim Dickens, joint tenants with right of survivorship,** their heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **Scott Royal Smith, Trustee of the 2408 Pafford Drive Trust** is lawfully seized in fee of the aforedescribed real estate; that **Scott Royal Smith** has a good right to sell and convey the same; that the same is unencumbered, except for:

THIS CONVEYANCE IS SUBJECT TO Taxes and assessments not yet due and payable, all restrictions and easements of record, all visible easements, all matters appearing on the plan of record and all applicable governmental and zoning regulations.

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

Scott Royal Smith

Scott Royal Smith, Trustee of the 2408 Pafford Drive Trust

STATE OF Texas)
,ss
COUNTY OF Travis)

BEFORE ME, the undersigned Notary Public, on this day personally appeared **Scott Royal Smith** known to me to be the person whose name is subscribed to the foregoing instrument and that he is authorized as the Trustee of the **2408 Pafford Drive Trust** and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th day of November, 2020.

Jessica Renae Williams

NOTARY PUBLIC, STATE OF Texas

Printed Name: Jessica Renae Williams

My Commission Expires: 5/8/2024

Jessica Renae Williams
My Commission Expires
05/08/2024
ID No 132470614

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **2408 Pafford Drive, Nashville, TN 37206**

MAIL TAX NOTICES TO:
Darren L. Womack and Kim Dickens
PO Box 359
Sand Lake, NY 12153

NAME AND ADDRESS OF PROPERTY OWNERS:
Darren L. Womack and Kim Dickens
1100 Azie Morton Road #1105,
Austin, TX 78704

THIS INSTRUMENT PREPARED BY:

Scott Smith
1100 Azie Morton Road #1105
Austin TX 78704

RETURN TO:
Darren L. Womack and Kim Dickens
1100 Azie Morton Road #1105,
Austin, TX 78704

MT#:
TAX PARCEL NO.: 083-04-0-077
STATE TAX: $_____
REGISTER'S FEE: $_____
RECORDING FEE: $_____
TOTAL: $_____

Tennessee Certification of Electronic Document

I, Scott Royal Smith (Signer's Name), 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 Texas

County of Travis

Personally appeared before me, Crystal Brooks (Notary's Name), a notary public for this county and state, Scott Royal Smith (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Crystal Brooks
Notary's Signature

MY COMMISSION EXPIRES: 08/10/2022

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
Crystal Lynn Brooks
My Commission Expires
08/10/2022
ID No. 131678549

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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