Karen Johnson Davidson County
Batch# 543383 DEEDWARR
12/29/2020 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20201229-0154320

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2020.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julia Sugden and Ryan Hewitt	Cardinal Financial Company	Parcel ID: 162-13-0-183.00
(NAME)	(NAME)	
409 Cedarview Drive	3701 Arco Corporate Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Tamara Lee Cahill, Personal Representative of The Estate of Earl Forest Smith, Jr., Deceased, Davidson County, Tennessee, Probate Docket No. 20P1576, and Tamara Lee Cahill, Julie Michelle Smith-Inmon, and Earl Forest Smith, III, The Heirs-at-Law of the Estate of Earl Forest Smith, Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia Sugden and Ryan Hewitt,** WIFE AND HUSBAND, 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:

Being Lot No. 48, Dreamland Estates, Southeast, Section One, of record in Plat Book 5200, pages 646 and 647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Earl F. Smith, Jr., unmarried, By Warranty Deed from Jack Williams Construction Co., dated July 30, 1986 recorded July 31, 1986, of record in Book 6934, Page 684 Register's Office for Davidson County, Tennessee. *Earl Forrest Smith Jr. died a resident of Davidson County, Tennessee on June 26, 2020. Earl Forrest Smith Jr. is also known as Earl Forest Smith Jr., and Earl F. Smith Jr.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 409 Cedarview Drive, 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, their heirs and assigns forever; and we do covenant with 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 is 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 hands this 30 day of Nov, 2020

Tamara Lee Cahill,
Personal Representative of the Estate of Earl Forest Smith,
and individually as the Heir-at-Law of the Estate of Earl Forest Smith, Jr.

Julie Michelle Smith-Inmon,
Heir-at-Law of the Estate of Earl Forest Smith, Jr.

Earl Forest Smith, III,
Heir-at-Law of the Estate of Earl Forest Smith, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Tamara Lee Cahill, Personal Representative of the Estate of Earl Forest Smith Jr., and individually as the Heir-at-Law of the Estate of Earl Forest Smith Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2020.

Notary Public

My Commission Expires: 1.17.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Julie Michelle Smith-Inmon, Heir-at-Law of the Estate of Earl Forest Smith, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2020.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Earl Forest Smith, III, Heir-at-Law of the Estate of Earl Forest Smith, Jr. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2020.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

