Karen Johnson Davidson County
Batch# 557481 DEEDWARR
01/20/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $477.30
20210120-0008600

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE HUNDRED, TWENTY-NINE THOUSAND DOLLARS, AND ZERO CENTS ($129,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JANUARY, 2021 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL) GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ryan Carney (NAME)	**NEW OWNER** (NAME)	**02512002200**
1208 Crestmont Court **Nashville, Tennessee 37207** (ADDRESS)	**1208 Crestmont Court** **Nashville, TN 37207** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of January, 2021, the undersigned, **JENNIFER BRITT SMITH, A SINGLE WOMAN OR WHOSE SPOUSE HAS NO INTEREST**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **RYAN CARNEY, A SINGLE MAN OR WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **716 DICKERSON ROAD GOODLETTSVILLE, TENNESSEE 37072** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on Section 2 of Clark Place, at Goodlettsville, Tennessee, a plat of which is of record in Book 2083, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jennifer Britt Smith, a Single Woman or Whose Spouse has No Interest, by Quitclaim Deed from Roy and Faye Clendenin, husband and wife, filed of record as Instrument Number, **20210115-0007322** Register's Office for Davidson County, Tennessee.

This improved property more commonly known as 716 Dickerson Road, Goodlettsville, Davidson County, Tennessee 37072.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 15th day of January, 2021.

GRANTOR: JENNIFER BRITT SMITH

Jennifer Britt Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **JENNIFER BRITT SMITH**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of January, 2021.

GROVER C COLLINS TENNESSEE NOTARY PUBLIC My Comm Exp. 09-07-2021 COUNTY OF DAVIDSON

Notary Public

My Commission Expires

True Copy Certification

I, Grover Collins, 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 Tennessee

County of Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

