Karen Johnson Davidson County
Batch# 583287 DEEDWARR
03/03/2021 11:15:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20210303-0027373

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

From information furnished by the parties.

Address New Owners
Thomas Smalley
1041 Donoho Drive
Old Hickory, TN 37148

Send Tax Bills To
Same

Map-Parcel No.
053 1 0 288.00

Warranty Deed

Grantor: Vickie D. Carrell
Grantee: Thomas Smalley

That for the consideration hereafter expressed, Grantor has bargained and sold, and hereby transfers and conveys to Grantee, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

LOT Number 23 on the Plat of Jackson's Landing Estates, Section II, of record in Plat Book 8250, Page 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Vickie D. Carrell by deed from husband, James B. Carrell, of record in Instrument No. 20210120-0008868, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1041 Donoho Drive, Hendersonville, TN 37138.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs, successors, and assigns, in fee simple forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of this property in fee simple, have a good and lawful right to convey it, and that the property is free and unencumbered with the exception of all applicable zoning and building regulations, all visible easements, restrictions, and limitations of record.

Grantor covenants and binds Grantor, Grantor's heirs and legal representatives, to warrant and forever defend the title to this property against the lawful claims and demands of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Vickie D. Carrell

Vickie D. Carrell, Grantor

State of Tennessee
County of Sumner

On February 26, 2021, before me personally appeared Vickie D. Carrell, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $200,000.

Thomas Smalley
Thomas Smalley, Grantee

Sworn to and subscribed before me on February 26, 2021.

Debra Y. King
Notary Public

My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby affirm that I am 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.

Chelle Guidry
Signature

State of Tennessee, County of Sumner

On February 26, 2021, before me personally appeared Chelle Guidry, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

Debra Y. King
Notary Public
My commission expires: May 25, 2022

DEBRA Y. KING STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER