Karen Johnson Davidson County
Batch# 592840 DEEDWARR
03/16/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $828.80
20210316-0034972

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James Robert Smith, Sr.
3003 Creekwood Drive
Nashville, TN 37207

SEND TAX BILL TO:
The Mortgage Firm, Inc.
921 Douglas Avenue, Ste. 200
Altamonte Springs, FL 37214

MAP/PARCEL 060-02-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Courtney E. Hall, married, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **James Robert Smith, Sr., a married man, hereafter called the,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Section One, Parkwood Estates of record in Plat Book 2900, Page (s) 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot front 100 feet on the Easterly side of Creekwood Drive and was back 128.9 feet on the North line and 102 feet on the South line to a dead line, which is a broken line on which it measures 106.6 feet.

Being the same property conveyed to Courtney E. Hall by Warranty deed from Music City Holdings LLC, a Texas limited liability company of record in Instrument No. 20191014-0104842 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 14, 2019.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **3003 Creekwood Drive, Nashville, Tennessee 37207.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that

the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 12th day of March, 2021.

WITNESS MY HAND on this the 12th day of March, 2021.

Courtney E. Hall

Courtney E. Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Courtney E. Hall,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 12th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2024

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $224,000.00.

AFFIANT

Subscribed and sworn to before me this the 12 day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 7/9/2021

RONALD A. HASKINS SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 210039

Tennessee Certification of Electronic Document

I, Sandy Mitsos (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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(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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