Karen Johnson Davidson County
Batch# 596406 DEEDWARR
03/22/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210322-0037225

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G21-11993

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Howard Roger Smith, Arlene Ann Smith, Steven Michael Smith, and Taylor Rae Hopkins (NAME)	New Owner (NAME)	108-8-90
3410 Elm Hill Pike (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kenneth Lee Maxwell and Lee Ann Maxwell, Trustees of Maxwell Revocable Living Trust dated April 30, 2018,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Howard Roger Smith and Arlene Ann Smith, husband and wife, Steven Michael Smith, a single man, and Taylor Rae Hopkins, a single woman,** 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:

LAND in Davidson County, Tennessee, being Lot No. 3, on the plat of Resubdivision of Lots 1 and 2 on the Plan of the Resubdivision of Reserved Parcels, Section Two, Larchwood, and Lot 168, Section Two, Larchwood, as of record in Book 7900, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kenneth L. Maxwell and Lee Ann Maxwell, Trustees of Maxwell Revocable Living Trust, dated April 30, 2018 by Deed dated October 25, 2019 from Kenneth L. Maxwell and Lee Ann Maxwell, husband and wife, recorded March 16, 2021, in Instrument Number 20210316-0034919, in the Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument Number 20210316-0034919, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 5158, Page 918; Book 5479, Page 443; Book 5681, Page 532; Book 5688, Page 696 and Book 6011, Page 130, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 355, Register's Office for Davidson County, Tennessee.

3. Deed of conveyance for water main in Book 5626, Page 823 and Book 5728, Page 472, Register's Office for Davidson County, Tennessee.

4. Deed of conveyance for sanitary sewer in Book 5626, Page 833; Book 5728, Page 449 and Book 5728, Page 453, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3410 Elm Hill Pike, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 19th day of March, 2021.

Maxwell Revocable Living Trust dated April 30, 2018

By: _____
Kenneth Lee Maxwell, Trustee

By: _____
Lee Ann Maxwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of March, 2021, before me personally appeared Kenneth Lee Maxwell and Lee Ann Maxwell, Trustees of Maxwell Revocable Living Trust dated April 30, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of March, 2021.

_____
Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024