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

Karen Johnson Davidson County
Batch# 603403 DEEDWARR
03/31/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,570.35
20210331-0042269

ADDRESS NEW OWNER:
Charles M. Darrall, III
Shannon Darrall
5622 Meadowcrest Lane
Nashville, TN 37209

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 103-03-0-012.00

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, **Matthew S. Smith, a married man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Shannon Darrall and Charles M Darrall, III, wife and husband, hereafter called the GRANTEES,** their 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. 112 on the Plan of Richland Meadows, Section 2, as of record in Book 2083, page 72, Register's office for said County.

Said Lot No. 112 fronts 60 feet on the Easterly side of Meadow Crest Road and extends back 232 feet on the Northerly line and 243.5 feet on the Southerly line to the center of Richland Creek measuring 61.09 feet thereon.

Being the same property conveyed to Matthew S. Smith, a married man by Warranty deed from Donald R. Gammons, widowed of record in Instrument No. 20201102-0127748 Register's Office for Davidson County, Tennessee, dated October 28, 2020 and recorded on November 02, 2020.

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: **5622 Meadowcrest Lane, Nashville, Tennessee 37209.**

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 GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES 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 GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 23rd day of March, 2021.

WITNESS MY HAND on this the 23rd day of March, 2021.

Matthew S. Smith

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 23nd day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $424,418.00.

AFFIANT

Subscribed and sworn to before me this the 23nd day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210162

True Copy Certification

I, **Jennifer L. Pennell**, 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022