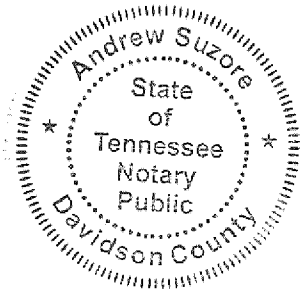
Karen Johnson Davidson County
Batch# 605637 DEEDWARR
04/01/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210401-0043255



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2021.

Notary Public

My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donald E. Carlton and Holly L. Carlton	Donald E. Carlton and Holly L. Carlton	075-04-0-021.00
4540 Andrew Jackson Parkway	4540 Andrew Jackson Parkway	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Shannon Lien, Trustee of the Charles T. Smartt and/or Jewel M. Smartt Revocable Living Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Donald E. Carlton and Holly L. Carlton, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Three, Tulip Grove of record in Plat Book 3700, Page 146, 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 No. 131 fronts 100.00 feet on the Westerly margin of Andrew Jackson and runs back between lines measuring 185.66 feet on the Northerly line and 194.98 feet on the Southerly line to a deed line measuring 89.90 feet thereon.

Being the same property conveyed to The Charles T. Smartt and/or Jewel M. Smartt Revocable Living Trust, through Charles T. Smartt and Jewel M. Smartt, Trustees by QuitClaim deed from Charles T. Smartt and Jewel M. Smartt of record in Instrument No. 200303100030984 Register's Office for Davidson County, Tennessee, dated March 03, 2003 and recorded on March 10, 2003; the said Charles T. Smartt having died on December 10, 2003, and the said Jewel M. Smartt having died on November 27, 2020, making the said Trust irrevocable and naming Shannon Lien as sole Trustee. .

This is improved property known as **4540 Andrew Jackson Parkway, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. ~~OR Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.~~

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of March, 2021.

Charles T. Smartt and/ or Jewel M. Smartt Revocable Living Trust

Shannon Lien, Trustee

Shannon Lien, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Shannon Lien, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Trustee of the Charles T. Smartt and/or Jewel M. Smartt Revocable Living Trust, dated March 3, 2003, and that as Trustee she is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of March, 2021.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 21-000100-529

TRUE COPY CERTIFICATION

I, **Lutece M. Bone**, do hereby make oath 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.

Signature

State of Tennessee
County of Rutherford

Personally appeared before me, **Lutece M. Bone**, a notary public for this county and state, **Lisa K. R. Wagner**, 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: Sept. 21, 2024

Notary's Seal

