Karen Johnson Davidson County
Batch# 607230 DEEDWARR
04/06/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210406-0044622

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2021

Notary Public
MY COMMISSION EXPIRES: 5/21/22
File No. G21-12233

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert A. Smith and Kimberly Smith (NAME)	SAME as New Owner (NAME)	71-15-420
1221 Pennock (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (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, **Rosalind Elizabeth Gray, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert A. Smith and Kimberly Smith, husband and wife,** 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:

Being Lot No. 35 on the Plan of the Crutcher's Subdivision of a part of the Lucy H. Lindsley Property, of record in Plat Book 161, page 129, Register's Office, Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rosalind Elizabeth Gray by Deed dated February 12, 1996 from Howard Arnelle Gray, recorded February 15, 1996, in Book 9948, Page 636, 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. 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 161, Page 129, 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 1221 Pennock Avenue, Nashville, TN 37207.

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 2nd day of April, 2021.

× Rosalind Elizabeth Gray
Rosalind Elizabeth Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2021, before me personally appeared Rosalind Elizabeth Gray, 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 2nd day of April, 2021.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

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

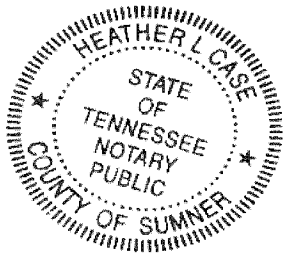
State of Tennessee

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)



My commission expires: 7/2/2024