	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**. Affiant Subscribed and sworn to before me, this the 7th day of April, 2021. Notary Public My commission expires:_____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALEX MICHAEL SMITH	new owner	095-04-0-148.00
2523 Crossfield Drive		Karen Johnson Davidson County Batch# 611502 **DEEDWARR** 04/09/2021 02:50:31 PM 2 pgs Fees: $13.00 Taxes: $1,017.50 20210409-0047704
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

JUSTIN R. SMOLDER, A SINGLE MAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Alexander M.
~~**ALEX MICHAEL**~~ **SMITH, A SINGLE MAN**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:
Land in Davidson County, Tennessee, being Lot No. 50, as shown on the map entitled Eva-Mor Heights, of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JUSTIN R. SMOLDER, A SINGLE MAN, by deed from PAUL L. TIERNEY AND WIFE, MELANIE D. TIERNEY, of record as Instrument No. 20160310-0023243, dated March 7, 2016, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SB-EW-21-2023

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2523 Crossfield Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Witness my/our hand(s) this 7th day of APRIL, 2021

JUSTIN R. SMOLDER

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JUSTIN R. SMOLDER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of APRIL, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

