WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VICTOR HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022

#15584

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Smith Family Trust, Trustee Inc., Trustee	New Owner	150-09-070
(NAME) 5282 murfreesboro rd	(NAME) 5282 murfreesboro Rd	Karen Johnson Davidson County Batch# 619555 DEEDWARR 04/21/2021 10:00:17 AM 2 pgs Fees: $13.00 Taxes: $666.00
(ADDRESS)	(ADDRESS)	
LaVergne , TN 37086	LaVergne TN 37086	20210421-0053192
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Johnnie A. Smith,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Smith Family Trust, Trustee Inc., Trustee,** 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. 175 on the Plan of Forest View Park, Section 3, of record in Book 5210, page 353, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lewis C Smith and wife Johnnie A Smith, by deed of record in Instrument No 20001013-0101918 , Register's Office for Davidson County, Tennessee. The said Lewis C Smith having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2813 Barksdale Lane, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 19th day of April, 2021.

Johnnie A. Smith

Johnnie A. Smith

State of Tennessee
County of Davidson

Personally appeared before me Johnnie A. Smith, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2021.

Notary Public: _____
My Commission Expires: _____

File No.: 15584

