Karen Johnson Davidson County
Batch# 624413 DEEDWARR
04/28/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $584.60
20210428-0056573

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 61753
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leon M. Harris 4968 Algonquin Trail Antioch, TN 37013	New owner

TAX MAP PARCEL NUMBERS: 16203035500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$158,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas M. Smedley**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leon M. Harris** hereinafter called the **Grantee**, Grantee's 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. 77 on the Plan of Haywood Hills, Section 5 of record in Book 4675, page 143 and 144, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas M. Smedley, unmarried, by Warranty Deed from Marbut Glenn Gaston, Jr., Trustee, with full power to mortgage, sell, transfer, convey, encumber, without the joinder of any beneficiary, dated August 27, 1977 and recorded on September 23, 1977 of record in Book 5201, page 91, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 4675, pages 143 and 144, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Algonquin Trial, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot; AND, a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as 4968 Algonquin Trail, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 2021.

Thomas M. Smedley

State of Tennessee

County of Davidson

On this 30th day of April, 2021, before me the undersigned authority, personally appeared Thomas M. Smedley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $158,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2021.

Notary

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Please Return to:

Magnolia Title & Escro
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024