Karen Johnson Davidson County
Batch# 625530 DEEDWARR
04/29/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210429-0057326

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 10, 2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-01577

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hurd Alta Vista, LLC 2722 Old Elm Hill Pike, Ste. A Nashville, TN 37214	Hurd Alta Vista, LLC 2722 Old Elm Hill Pike, Ste. A Nashville, TN 37214	085-11-0-102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George R. Adams, Jr., Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hurd Alta Vista, LLC,** hereinafter called the Grantees, their successors 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. 1, on the plan of Jacksonian Park, as shown by plat of record in Book 4955, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with easement as reflected on the Plat of record in Book4955, Page 30, said Register's Office.

24 month chain of title:

Being the same property conveyed to C. R. Smith and wife, Marlene J. Smith by deed from Marlene J. Smith by deed from C. E. Hooper and wife, Peggy K. Hooper, dated September 28, 1976, recorded September 29, 1976, of record in Book 5073, Page 300, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marlene J. Smith by Quitclaim Deed from C. R. Smith, a married man, dated May 9, 1991, recorded May 21, 1991, of record in Book 8356, Page 210, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Linda Smith Bowers and Marlene J. Smith by Quitclaim Deed from Marlene J. Smith, dated April 28, 1997, recorded May 5, 1997, of record in Book 10442, Page 987, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marlene J. Smith by Quitclaim Deed from Linda Smith Bowers, dated May 7, 1998, recorded May 12, 1998, of record in Book 10927, Page 486, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Charlie R. Smith and Marlene J. Smith and their successors in trust, as Trustees of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012 by Quitclaim Deed from Marlene J. Smith, dated January 25, 2012, recorded February 7, 2012, of record in Instrument No. 20120207-0011111, in the Register's Office for Davidson County, Tennessee. The said Marlene J. Smith having since died in April, 2017. The said Charlie R. Smith having since died testate on November 8, 2017. The Last Will and Testament of Charlie R. Smith was admitted to probate in the Circuit Court of Davidson County, by Order entered December 14, 2017, in Docket No. 17P2128. George R. Adams, Jr., was serving as Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, as of January 15, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3048 Lebanon Rd, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of April, 2021

George R. Adams, Jr., Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012

BY: _____
George R. Adams, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George R. Adams, Jr., Trustee of the Charlie R. Smith and Marlene J. Smith Revocable Trust, dated January 25, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 28 day of April 2021.

_____
Notary Public at Large

My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Megan Kriner, 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 Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, 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: 5/17/21

{Notary' Seal}

