RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 625903 DEEDWARR
04/29/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,467.90
20210429-0057763

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$667,000.00.**

Affiant

Subscribed and sworn to before me, this the 29 day of APRIL, 2021

Notary Public

My commission expires: 5-8-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2023

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 Number
SAMUEL JAMES YOUNGER AND NIKKI SUZZANNE YOUNGER	**NEW OWNER**	**160-11-0-040.00**
613 Manor View Circle		
Brentwood, TN 37027		

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, WE,

GREGORY W. SMITH AND JACLYN L. SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SAMUEL JAMES YOUNGER AND NIKKI SUZZANNE YOUNGER, 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:

Land in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled the Plan of Hearthstone, Phase 8, of record in Book 6250, page 929, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to GREGORY W. SMITH AND JACLYN L. SMITH, HUSBAND AND WIFE, by deed from WAYNE L. MUIRHEAD AND WIFE, CYNTHIA C. MURIHEAD, of record in Instrument No. 20180817-0081713, dated August 15, 2018 said Register's Office.

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 613 Manor View Circle, Brentwood, TN 37027.

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 29th day of April, 2021

GREGORY W. SMITH

JACLYN L. SMITH

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **GREGORY W. SMITH AND JACLYN L. SMITH, HUSBAND AND WIFE,** 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 29th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

TRUE COPY CERTIFICATION

I, EMILY PROPHET, do hereby make oath that I am a licensed title agent and 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 DAVIDSON

Personally appeared before me, CHELLI MONTGOMERY, a notary public for this county and state, EMILY PROPHET, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission expires: July 5, 2021

