WARRANTY DEED

Karen Johnson Davidson County
Batch# 633209 DEEDWARR
05/11/2021 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20210511-0063467

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES, WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

File No.: AL-1335 A&B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/a/2024 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1335 Stainback, G.P.	NEW OWNER	Property 1: 071 15 0 569.00 Property 2: 071 15 0 226.00
(NAME) 513 3rd Ave S. Nashville, TN 37210	(NAME)	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **WILLIAM H. SMALLMAN, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **1335 STAINBACK, G.P., A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 81 on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Property 2:
Land in Davidson County, Tennessee, being Lot No. 80 on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Properties 1 and 2 being the same property conveyed from The Estate of James D. Stevens by and through Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as Co-Executors, to William H. Smallman by Warranty Deed dated September 10, 2014, recorded September 16, 2014, in Instrument No. 20140916-0084782, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed from William H. Smallman to William H. Smallman by Quitclaim Deed for Separation of Tax Parcels, dated December 28, 2019, recorded December 23, 2019, in Instrument No. 20191223-0132435, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 1335-A Stainback Avenue, Nashville, TN 37207 and 1335-B Stainback Avenue, Nashville, TN 37207

(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 7th day of May, 2021.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2021, before me, personally appeared William H. Smallman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Richard M. Williams
Notary Signature
My commission expires: 9/2/2024

RICHARD M WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

