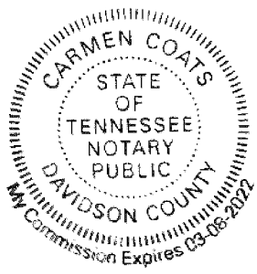
Karen Johnson Davidson County
Batch# 641264 DEEDWARR
05/20/2021 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20210520-0068776

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $655,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2021.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Paul Maxwell Smith III Catherine Loftis Smith	F&M Bank	103-08-0-127.00
4308 Westlawn Drive	50 Franklin Street	
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **AUSTIN J. MEIBERS, TRUSTEE OF THE AUSTIN J. MEIBERS REVOCABLE TRUST DATED MAY 30, 2014**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL MAXWELL SMITH, III AND CATHERINE LOFTIS SMITH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 16 and part of Lot Nos. 21, 22, 23, and 24 on the Map of C.H. Tritschler's Subdivision of Lots 347, 348, and a part of Lot No. 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, Page 51, Register's Office for Davidson County, Tennessee.

Said Lot and parts of Lots are further described as commencing at the Northwestern corner of the said Lot No. 16, said corner also being the Southwestern corner of the above described Lot No. 15 (Tract 1); thence following the Eastern boundary of 43rd Avenue North, Southerly a distance of 50.20 feet, passing the Southwestern corner of the said Lot No. 16 at 50.0 feet, to a point; thence, Easterly across the said Lot No.21 a distance of 45.58 feet to a point in the common boundary of the said Lot Nos. 21 and 22, said point being Southerly along said common boundary a distance of 1.97 feet from the Northeastern corner of the said Lot No. 21; thence, Easterly across the said Lot No. 22 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 22 and 23, said point being Southerly along said common boundary a distance of 4.13 feet from the Northeastern corner of the said Lot No. 22; thence, Easterly across the said Lot No. 23 a distance of 50.0 feet to a point in the common boundary of the said Lot Nos. 23 and 24, said point being Southerly along said common boundary a distance of 6.30 feet from the Northeastern corner of the said Lot No. 23; thence, Easterly across the said Lot No. 24 a distance of 50.0 feet to a point in the Eastern boundary of the said Lot No. 24, said point being Southerly along said Eastern boundary a distance of 8.45 feet from the Northeastern corner of the said Lot No. 24; thence Northerly along the Eastern Boundary of the said Lot Nos. 24 and

16 a distance of 58.45 to the Northeastern corner of the said Lot No. 16, said corner also being the Southeastern corner of the said Lot No. 15; thence, along the common boundary of the said Lot Nos. 15 and 16 Westerly a distance of 195 feet, more or less, to the point of beginning.

Being the same property conveyed to Austin Meibers and wife, Christina Meibers by Warranty deed from Carrie Zeier, a married woman of record in Instrument No. 20101018-0083131 Register's Office for Davidson County, Tennessee, dated October 07, 2010 and recorded on October 18, 2010.

Being the same property conveyed to Austin J. Meibers as Trustee of the Austin J. Meibers Revocable Trust Dated May 30, 2014 by Quitclaim deed from Austin J. Meibers of record in Instrument No. 20140630-0056942 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 30, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 132 43rd Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of May, 2021.

Austin J. Meibers Revocable Trust dated May 30, 2014

By: _____ Trustee
Austin J. Meibers, Trustee

STATE OF Mi
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Austin J. Meibers, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Austin J. Meibers Revocable Trust dated May 30, 2014, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 18th day of May, 2021.

_____
Notary Public

My Commission Expires:
10/19/2023

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct.19, 2023
Acting in the County of Wayne

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022