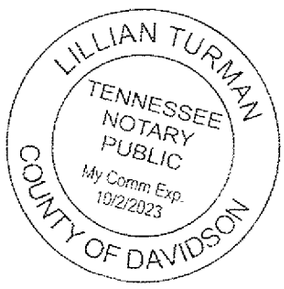
Karen Johnson Davidson County
Batch# 644790 DEEDWARR
05/26/2021 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50



State of Tennessee)
County of ~~Davidson~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2021.

Notary Public:
My Commission Expires:

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: George Smiley 1203 Strawberry Cove Nashville TN 37207	Send Tax Bills To: New Owner 1203 Strawberry Cove Nashville TN 37207	Map/Parcel Number: 050-03-0B-059.00 CO

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, I/we, **Gwendolyn L. Cartwright, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **George Wesley Smiley, a married man**, hereinafter called the Grantee(s), his/her/their 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. 59 on the plan of Mulberry Downs, Phase 1, of record in Book 7900, Page 84 thru 88, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 41.38 feet on the westerly margin of Strawberry Cove and extends back 98.29 feet on the southerly line and 104.35 feet on the northerly line to a dead line in the rear, measuring 40.10 feet thereon.

BEING the same property conveyed to Gwendolyn L. Cartwright, unmarried, by Warranty Deed from Alphonso Scott and wife, Bettie J. Scott, dated 5/9/1994 and recorded 5/13/1994 in Book 9344, Page 556, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all matters shown on plat of record in Book 7900, Pages 84 thru 88, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on Boundary Plat in Book 6900, Page 940, Register's Office for Davidson County, Tennessee.

Subject to Charter in Book 8164, Page 37, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions & By-Laws of record in Book 8053, Page 316, as amended in Book 9892, Page 939, Register's Office for Davidson County, Tennessee.

Subject to Conveyance of Common Areas in Book 8175, Page 137, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance for Water Mains of record in Book 8486, Page 320, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance for Sanitary Sewers of record in Book 8486, Page 325, Register's Office for Davidson County, Tennessee.

This is (__X__) improved (____) unimproved property, known as: 1203 Strawberry Cove, Nashville, TN 37207

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 assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 20th day of May, 2021.

Gwendolyn L. Cartwright

Gwendolyn L. Cartwright

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Gwendolyn L. Cartwright and , the bargainor(s), 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 official seal, this 20th day of May, 2021.

Commission Expires: 10/18/22

Brenda Huntsman

Notary Public: Brenda Huntsman



True Copy Certificate of Authenticity

I, **Taylor Grills,** 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, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12.15.2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021