Karen Johnson Davidson County
Batch# 644798 DEEDWARR
05/26/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.65
20210526-0071344

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214919 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$324,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 18th day of May, 2021. Notary Public My Commission Expires 3-3-25

WARRANTY DEED

THIS INDENTURE, made this 18th day of May, 2021, among:

CHRISTIN D. SMITH, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

PAUL JEREMY RICHEY, A MARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Blue Hills Drive, the common corner of Lots 165 and 166; thence with the line between said lots, Northeasterly, 225 feet to a point in the Southerly line of Lot 161; thence with the line between Lots 161 and 166, Easterly 19 feet to the common corner of said lots and of Lots 160 and 168; thence with the line between 166 and 168, Southerly 121.3 feet to the common corner of Lots 166 and 167; thence with the line between said lots, Southwesterly 171.6 feet to the Easterly margin of Blue Hills Drive; thence with the margin of the same Northwesterly 76 feet to the beginning.

Being the same property conveyed to Tony Fowler Reagan, unmarried by Warranty deed from Mary Thomas Thomas and husband, Neil Thomas of record in Book 11324, page 291, Register's Office for Davidson County, Tennessee, dated January 29, 1999 and recorded on February 03, 1999.

Being the same property conveyed to Kristen Eady and Nicole Bastin, each an undivided one-half interest as tenants in common, as beneficiaries of the Estate of Tony F. Reagan by Quit Claim deed from Kristen Eady and Nicole Bastin, as Co-Executrixes for the Estate of Tony F. Reagan, Seventh Circuit Court for Davidson County, Tennessee, Probate Dividson, Docket No.14-985 of record in Instrument No. 201411180106395 Register's Office for Davidson County, Tennessee, dated November 7, 2014 and recorded on November 18, 2014.

Being the same property conveyed to Christin D. Smith, unmarried woman by Warranty deed from Kristen Eady and Nicole Bastin, each an undivided one-half interest as Tenants in Common of record in Instrument No. 20180618-0058266 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 18, 2018.

Being also known as 223 Blue Hills Drive Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Christin D. Smith

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Christin D. Smith, the within named 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 14th day of May, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Paul J Richey
Address: 223 Blue Hills Drive
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Paul J Richey
Address: 223 Blue Hills Drive
City, State, Zip: Nashville, TN 37214

Tax ID: 095-07-0-010.00-CO

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 3-8-2025

