Batch# 645622 DEEDWARR
05/28/2021 11:04:28 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20210528-0072349

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1340

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sonya D. Smith, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Edwin Riggins, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a lot or parcel of land in the 22nd Ward of the City of Nashville, Davidson County, Tennessee being a part of a lot marked "Jacob Schmidit" nine acres on the Plan of the W.L.B. Lawrence Land, as of record in Book 21, page 148, Register's Office for said County, described as follows, according to survey made by T.R. Sanford, dated October 12, 1964.

Beginning at the Southeast corner of Waldkirch Avenue and 10th Avenue South, as shown on a Plat of land of said Jacob Schmidt heirs, of record in Book 547, Page 120, said Register's Office; thence with the margin of said Avenue, easterly 137 feet, more or less, to the West margin of an alley; thence with the margin of said alley, southerly 50 feet to the point; thence westerly 137 feet more or less to the East margin of 10th Avenue South; thence with margin of the same, northerly 50 feet to the point of beginning.

Being a portion of the same property conveyed to William T. Smith and wife Janie G. Smith by Warranty Deed from Tennie P. Bennett, A Widow of record in Book 3825, Page 826 Register's Office for Davidson County, Tennessee, dated October 23, 1964 and recorded on October 26, 1964. The said William T. Smith having since died.

Being a part of the same property conveyed to Newton S. Holiday, III Trustee and in the same deed from Janie G. Smith by Quitclaim Deed of record in Instrument Number 20030701-0091085 Register's Office for Davidson County, Tennessee, dated June 25, 2003 and recorded on July 1, 2003 and re-recorded in Instrument Number 20031006-0147101. Also See Scrivener's Affidavit of record in Instrument Number 20160516-0048589, in said Register's Office, making a reconveyance to create a fee absolute title in Sonya Smith, my grand-daughter. I, JANIE G. SMITH, a widow.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2300 10th Avenue South, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
John Edwin Riggins	Community Mortgage Corp	105-13-0-375.00
2300 10th Avenue South	142 Timber Creek Drive	
Nashville, TN 37204	Cordova, TN 38018	

WITNESS THE EXECUTION HEREOF this 27th day of May, 2021.

Sonya D. Smith

State of Tennessee)
County of Davidson)

On this 27th day of May, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sonya D. Smith, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 630,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of May, 2021.

Notary Public

My Commission Expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY