Karen Johnson Davidson County
Batch# 647227 DEEDWARR
06/01/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,279.20
20210601-0073305

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $616,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/21/24
(AFFIX SEAL)

KAREN E. TINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charlotte S. Hunter and Brian P. Hunter	T2 Financial LLC DBA/Revolution Mortgage	Parcel ID: 104-09-0-119.00
(NAME) 3709 Richland Avenue	(NAME) 480 Olde Worthington Road, Suite 300	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Westerville, OH 43082	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Thomas O. H. Smith, III and Andrew M. Smith and David H. Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charlotte S. Hunter and Brian P. Hunter, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly one half of Lot No. 30 of Block 7 in Division "A" on the plan of the Richland Realty Co., which plan is recorded in Book 161, page 151, Register's Office for Davidson County, Tennessee, said lot fronting 50 feet on the South side of Richland Ave., and being more fully described as follows:

Beginning at a point in the southerly margin of Richland Avenue 250 feet west of Craighead Street, and running thence southerly at right angles to said margin of Richland Avenue 200 feet to a point; thence westerly and parallel with said margin of Richland Avenue 50 feet to a point; being the southwest corner of said lot No. 30; thence northerly at right angles to Richland Avenue 200 feet to a point in the Southerly margin of Richland Avenue; thence easterly along said margin of Richland Avenue 50 feet to the point of beginning.

Being the same property conveyed to Georgia S. Smith and husband, Thos. O. H. Smith, by Warranty Deed from B. D. Shapero, of record in Book 4202, page 52, in the Register's Office of Davidson County, Tennessee, dated December 28, 1967 and recorded on December 29, 1967. Georgia S. Smith and husband Thos. O. H. Smith having since died.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3709 Richland Avenue, Nashville, TN 37205

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 Grantees 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 Grantees, 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 our hands this 27th day of May, 2021

Thomas O. H. Smith, III

David H. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Thomas O. H. Smith, III and David H. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/21/2024
RUTHERFORD COUNTY

Andrew M. Smith, by Thomas O. H. Smith, III,
as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Thomas O. H. Smith, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew M. Smith, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of himself, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/21/2024
RUTHERFORD COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY