Karen Johnson Davidson County
Batch# 649260 DEEDWARR
06/03/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,598.40
20210603-0074895

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 432,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of May, 2021.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Lucas Spickard and Carissa Spickard 1400 Calloway Court Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	-155-08-0C-110.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sara M. Smith, an unmarried woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucas Spickard and Carissa Spickard, husband and wife** 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:

Property known as: 1400 Calloway Court, Nashville, TN 37221, County of Davidson

Being Lot No. 110 on the Plan of Amendment and Change of Survey Monumentation applicable to the Plan of Poplar Creek Estate, Phase Two, as of record in Book 6900, Page 339 through 347, as shown on plat of record in Plat Book 7900, Page 888-889, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property previously conveyed to Richard S. Smith and Sara M. Smith, husband and wife, by Warranty Deed from Patricia A. Richards, with a life estate to Ruth Richards, dated 08/27/2015 and recorded 08/31/2015 in Instrument No. 20150831-0088197, said Register's Office.

Being the same property conveyed to Sara M. Smith by Quitclaim Deed from Richard S. Smith, dated 08/30/2017 and recorded 09/01/2017 in Instrument No. 20170901-00889916, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was executed pursuant to that Divorce Decree and Marital Dissolution Agreement for Richard Sidney Smith and Sara Marie Smith, Docket No. 17D11311, in the Third Circuit Court for Davidson County, Tennessee at Nashville.

Tax Map and Parcel ID: 155-08-0C-110.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1400 Calloway Court, Nashville, TN 37221

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 unemcumbered, 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 my hand this 28th day of May, 2021.

Sara M. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2021, before me personally appeared **Sara M. Smith**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 28th day of May, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

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

