Name and Address of New Owner:
David J. Smallbone
0 McCrory Lane
Nashville, TN 37221

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
David J. Smallbone,
1208A Keller Ave
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 654333 DEEDWARR
06/10/2021 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210610-0078388

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: Part of 141-00-0-182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Thoni and Ginger Kelley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David J. Smallbone, a married person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at an existing concrete monument, said monument being the southeast corner of Map 141 Parcel 89; thence N 78 deg 01 min 17 sec E 15.98 ft. to an iron pin in the west margin of McCrory Lane; thence with said road S 32 deg 05 min 55 sec E 210.37 ft. to an iron pin; thence with a curve to the right having following characteristics: Delta = 09 deg 25 min 29 sec; radius = 86.93 ft.; Arc = 142.11 ft.; Chord= S 27 deg 23 min 10 sec E 141.95 ft. to an iron pin found' said pin being the 5.02 Acre Lafaye Tract's northeast corner; thence leaving McCrory Lane and with said tract S 37 deg 05 min 31 sec W 110.86 ft. to an iron pin found; thence S 85 deg 21 min 39 sec W 217.71 ft. to an iron pin found; thence N 78 deg 52 min 04 sec W 545.72 ft. to an iron pin found; thence S 14 deg 10 min 09 sec E 290.17 ft. to an iron pin found; thence S 75 deg 07 min 08 sec W 109.52 ft. to an iron pin set; thence N 14 deg 52 min 54 sec W 93.47 ft. to an iron pin found; thence N 30 deg 04 min 54 sec W 126.80 ft. to an iron pin found; thence N 55 deg 11 min 54 sec W 152.20 ft. to an iron pin found; thence N 21 deg 38 min 54 sec W 145.30 ft. to an iron pin found; thence N 78 deg 58 min 58 sec E 450.82 ft. to an iron pin found; thence N 78 deg 01 min 17 sec E 495.86 ft. to the point of beginning containing 319,443.40 Sq. Ft. or 7.33 Acres.

Being part of the same property conveyed to David Thoni and Ginger Kelley, husband and wife, by Warranty deed from Benjamin Riley Beattie, unmarried and Allison Beth Kovall, unmarried, as joint tenants with right of survivorship, dated January 22, 2016 and filed of record in Instrument No. 20160129-0009106, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Unimproved property known as: 0 McCrory Lane, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of May, 2021.

_____(SEAL)
David Thoni

_____(SEAL)
Ginger Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2021, before me personally appeared David Thoni and Ginger Kelley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV.8, 2021

_____
Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of May, 2021.

EMILY MANNO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

_____
Notary Public
My commission expires:_____
File No. 21-1952

Certificate of Authenticity

I, Emily Manno, 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 Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno 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: 1/3/23.

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202106100078388