Karen Johnson Davidson County
Batch# 659786 DEEDWARR
06/18/2021 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210618-0082613

WARRANTY DEED

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. BC-21-830

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2021

Notary Public

MY COMMISSION EXPIRES: 11/6/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Gorman and Cole J. Gorman	Chris Burk	
(NAME)	(NAME)	
624 Elaine Drive	2041 Richard Jones Rd 800	132-16-0-077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Allan Smith, married** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley M. Gorman and Cole J. Gorman, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 624, on the Plat on Caldwell Hall, Section 7, of record in Plat Book 3300, Page 19, Register' s Office for said County, as follows:

Said Lot No. 624 fronts 90.6 feet on the Northerly side of Elaine Drive and extends back between lines 153.1 feet on the Easterly line and 150 feet on the Westerly line to a dead line in the rear of which it measures 64.6 feet.

Being the same property conveyed to Allan Smith by Warranty deed from Jennifer Hoffman and Jon David Hoffman of record in Instrument No. 20201202-0139892 As the Affidavit of Heirship recorded on December 02, 2020 with Instrument No. 20201202-0139890, Register's Office for Davidson County, Tennessee, dated November 18, 2020 and recorded on December 02, 2020.

This is property more commonly known as: 624 Elaine Drive, Nashville, TN 37211.

Grantor expressly warrants that the subject property has never been a personal marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 15th day of June, 2021.

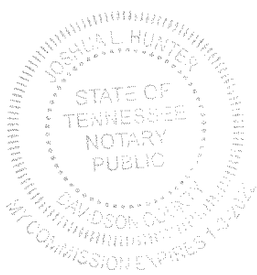
Allan Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2021, before me personally appeared Allan Smith, 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 15th day of June, 2021.

Notary Signature
My commission expires:



True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

