Karen Johnson Davidson County
Batch# 659878 DEEDWARRSP
06/18/2021 01:40:00 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20210618-0082729

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Lynda Herdelin and Chad Swick **2110 8th Avenue South** **Nashville, TN 37204**	**SAME**	**105-10-0-301.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David H. Smith, Andrew M. Smith and Thomas O. H. Smith, III** (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey unto **Lynda Herdelin** and **Chad Swick**, wife and husband as tenants by the entirety, (referred to hereinafter as "Grantees"), their heirs and assigns forever, the following described tract or parcel of land located in Davidson County, Tennessee (the "Property"), to-wit:

> Land in Davidson County, Tennessee, being Lot No. 6 and the southerly 1 foot of Lot No. 5, as shown on the map entitled the Plan of Block 1, Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said Lot No. 6 and part of Lot No. 5 front together on the easterly side of 8th Avenue, South, formerly Spruce Street, and run back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to THOMAS O.H. SMITH AND WIFE, GEORGIA S. SMITH by deed from FRANCES PARKS, GERTRUDE PARKS MINTON, W.A. PARKS, JR. AND THOMAS PARKS, HEIRS OF NANNIE LUCILLE PARKS, DECEASED, of record in Book 3976, Page 438, dated December 31, 1965, said Register's Office.

THOMAS O.H. SMITH died intestate on September 18, 1986. GEORGIA S. SMITH died intestate on February 2, 2001, leaving THOMAS O.H. SMITH, JR. AND DAVID H. SMITH as her only heirs at law. See Affidavits of Heirship of record at Instrument Nos. 20131219-0128382 and 20131219-0128383, Register's Office for Davidson County, Tennessee.

THOMAS O.H. SMITH, JR. died intestate on October 23, 2009, leaving ANDREW M. SMTIH AND THOMAS O.H. SMITH, III as his only heirs at law. The Estate of Thomas H. Smith, Jr. was administered in the State of North Carolina, Dare County, General Court of Justice, Superior Court Division File No. 10 E 19. See Affidavits of Heirship recorded simultaneously herewith.

This is improved property located at 2110 8th Avenue South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tracts or parcels of land together with all the improvements thereon and the appurtenances thereunto belonging unto Grantees, their heirs and assigns, in fee simple forever.

GRANTORS COVENANT with the Grantees that Grantors are lawfully seized and possessed of the Property, that Grantors have a good and lawful right to sell and convey the same, and that Grantors' interest in the property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, including without limitation all matters shown on the Plan of Record in Book 57, Page 155, Register's Office for Davidson County, a verbal month-to-month lease with an existing tenant, and 2021 real estate taxes, which are being prorated as part of the conveyance.

GRANTORS FURTHER COVENANT with Grantees and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of the Property to Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, except as limited herein.

ALL warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but not further or otherwise.

WITNESS effective as of June 18, 2021.

GRANTORS:

David H. Smith

Andrew M. Smith by his Attorney-In-Fact, Thomas O.H. Smith, III

Thomas O.H. Smith, III

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **David H. Smith**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this 18th day of June, 2021.

Notary Public

SUSAN LEVAUNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
March 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh a Notary Public in and for said State and County duly commissioned and qualified, Thomas O.H. Smith, III as attorney-in-fact on behalf of **Andrew M. Smith**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew M. Smith and who acknowledged that such person executed the same as the free act and deed of Andrew M. Smith.

Witness my hand and seal, at office, this 18th day of June, 2021.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission expires:
March 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, **Thomas O.H. Smith, III**, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office this 18th day of June, 2021.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires:
March 8, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value, whichever is greater, is $425,000.00.

AFFIANT

Subscribed and sworn to before me, this 18th day of June, 2021.

NOTARY PUBLIC

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

March 8, 2022