WARRANTY DEED

Karen Johnson Davidson County
Batch# 666664 DEEDWARR
06/28/2021 11:18:52 AM 2 pgs
Fees: $13.00 Taxes: $858.40

20210628-0087153

LARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher M. Haynes	New Owner	119-01-0-371.00
(NAME)	(NAME)	
2024 S. Mt. Juliet Rd		
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Timothy Smith and Sharon Smith, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto* , 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:

*Christopher M. Haynes, married

Land in Davidson County, Tennessee, being Lot No. 89 and the easterly 67 feet of Lot No. 90 on the map of Overhill City, of record in Book 332, Page 21, Register's Office for said County.

Said lot and part of said lot adjoin and front together 67 feet on the south side of Oriel Street and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Nadine Smith from James P. Fisher, Fred S. Fisher Sr., W.T. Fisher, Rebecca Sample and Ruth Moneyhan by Deed of record in Instrument Number 20020909-0108796, Register's Office for Davidson County, Tennessee. Nadine Fisher Smith, having since died on November 23, 2015. Affidavit of Heirship naming Timothy Glenn Smith as the only heir of The Estate of Nadine Fisher Smith and as evidenced by the Order probating last Will and Testament for Muniment of Title only and filed as Probate Case NO. 21P984 in the Seventh Circuit Court for the Twentieth Judicial District of State of Tennessee/Metropolitan Nashville, Davidson County, Probate Division and entered June 3, 2021.

Being the same property conveyed to Timothy Glen Smith by deed of record in Instrument No. 20161109-0118581, Register's Office for Davidson County, Tennessee. See also muniment of title filed in case No 21P-984 and recorded in Instrument No. 20210628-0087151, said Register's Office.

20210628-0087152

unimproved ☐

This is improved ☑ property, known as 307 Oriel Avenue, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 23rd day of June, 2021.

Timothy Smith

Sharon Smith

State of Tennessee
County of Davidson

Personally appeared before me Timothy Smith and Sharon Smith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2021.

Notary Public Judith C. Jacobs
My Commission Expires: 9-16-23

File No.: 202102025

JUDITH C. JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY