RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 669882 DEEDWARR
07/01/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20210701-0089620

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TN)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $585,000.00.

Melissa D Harris
Affiant

Sworn to and subscribed before me this 30th day of June, 2021.

Notary Public

My Commission Expires: 1/3/22

(SEAL)
PAUL F. SLOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Shelby Britton and Thomas Nelson Britton, III 1215 Kirkland Ave. Nashville, TN 37216	New Owner(s)	072-07-0-014.00

This Indenture is made on the 28th day of June, 2021, by and between **SAMMY M. SMITH, UNMARRIED** ("Grantor"), and **SHELBY BRITTON AND THOMAS NELSON BRITTON, III, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 and the Easterly 25 feet of Lot No. 31 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 30 and Part of 31 front together 125 feet on the Northerly Side of Kirkland Avenue and Extend back between parallel lines 189.74 feet to a dead line.

Being the same property conveyed to Sammy M. Smith, unmarried by Cash for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20091209-0112536 Register's Office for Davidson County, Tennessee, dated December 04, 2009 and recorded on December 09, 2009.

This is improved property known as 1215 Kirkland Ave., Nashville, TN 37216.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenant for Detached Structure of record in Instrument Number 20091103-0101218, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 30th day of June, 2021.

GRANTOR:

Sammy M. Smith

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, SAMMY M. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of June, 2021.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 01, 2023

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/21 (date of document).

Affiant Signature

6/30/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9/7/21

NOTARY'S SEAL

