WARRANTY DEED

Karen Johnson Davidson County
Batch# 685252 DEEDWARR
07/28/2021 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210728-0101647

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Affiant

Subscribed and sworn to me on 07/23/21.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
ASG Investments, LLC 2056 Hickory Brook Drive Hermitage, TN 37076	NEW OWNER	091 13 0 183.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kenneth E. Smith and Ottie Smith, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto ASG Investments, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Westboro Subdivision, Section One, as of record in Book 1424, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Kenneth E. Smith and Ottie Smith, husband and wife, by Warranty Deed from John R. Smith and Elizabeth Lynn Smith, husband and wife, of record in Book 10427, Page 651, in the Register's Office of Davidson County, Tennessee, dated April 22, 1997 and recorded on April 24, 1997.
>
> Being the same property conveyed to John R. Smith and wife, Elizabeth L. Smith, by Warranty Deed from Leslie N. Hicks and wife, Debbie F. Hicks, of record in Book 6230, Page 814, in the Register's Office of Davidson County, Tennessee, dated February 13, 1984 and recorded on February 14, 1984.
>
> This is improved property known as 434 Westboro Dr, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on 07/26/21.

Kenneth E. Smith

Kenneth E. Smith

Ottie Smith

Ottie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/26/21, before me personally appeared Kenneth E. Smith and Ottie Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/26/2021.

NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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 on July 26, 2021.

Signature

July 26, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on July 26, 2021.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY