THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210736309

Karen Johnson Davidson County
Batch# 689368 **DEEDWARR**
08/03/2021 11:19:58 AM 2 pgs
Fees: $13.00 Taxes: $2,412.40

20210803-0104201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $652,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of August, 2021.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reed Neal Smith 3718 Woodmont Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 116-12-0-069.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Allgood and Jane Turner Allgood, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Reed Neal Smith, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

Tract 1 :
Being Lot 31 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THE PROPERTY HEREIN CONVEYED is the following: A triangular strip of Lot 31 of Block "D" of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, said Register's Office, being more particularly described as follows: Beginning at the westerly corner of Lots 30 and 31 in the easterly margin of Woodmont Lane; thence in a northeasterly direction 12 feet along the said easterly margin of Woodmont Lane to a point; thence in an easterly direction 95.3 feet to a point in the line between Lots 30 and 31; thence in a westerly direction 97.6 feet along said line between Lots 30 and 31 to the point of beginning.

Tract 2 :
A triangular strip of Lot 30 of Block "D" of the Woodmont Lane Homesites, a plat of which is of record in Book 1130, page 13, said Register's Office. Said strip of land is more particularly described as follows: Beginning at the easterly corner of Lots 30 and 31 in the rear line with Lot 11; thence in a southerly direction 12 feet along the line between Lots 30 (erroneously referenced as 10 in the previous three deeds of record) and 11 to a point; thence in a westerly direction 98.3 feet to a point in the line between Lots 30 and 31; thence in an easterly direction 97.1 feet along the line between Lots 30 and 31 to the point of beginning.

Being the same property conveyed to JOHN M. ALLGOOD, JR., by deed from CATHERINE E. JONES, of record in Instrument No. 20130822-0088711 , dated August 16, 2013 , said Register's Office.

JOHN M. ALLGOOD, JR. conveyed his interest to JOHN M. ALLGOOD JR. and JANE TURNER ALLGOOD, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, by deed of record in Instrument No. 20190725-0073209, dated July 23, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 116-12-0-069.00.

Matters shown on the Plan of record in Plat Book 1130, page 13, said Register's Office.

This is improved property located at 3718 Woodmont Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of August, 2021.

John M. Allgood

Jane Turner Allgood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Allgood and Jane Turner Allgood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022