

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $565,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of July, 2021.

NOTARY PUBLIC

My commission expires: 9.12.24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin D. Smelley	Prop'y Address	084-15-0-101.00
(NAME)	(NAME)	
2312 Revere Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Linda D. Spencer, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Benjamin D. Smelley**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being described as follows, to-wit:

Tract 1
Being Lot No. 57 on the Plan of Castlewood Estates, Section 1, of record in Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee.

Included in but EXCLUDED from the said Lot 57 is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4210, Page 305, Register's Office for said County, being described as follows, to wit:

A strip or parcel of land in the 14th Councilmanic District of the Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 57 on the Plan of Section 1, Castlewood Estates, as of record in Book 2331, Page 72, Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government known as State of Tennessee, Project No. 19076-2306-04 Briley Parkway.

Beginning at a point at the present North margin of Revere Place at the corner of Lots 57 and 58; hence northwardly 10 feet in the line between said Lots to a point on the new relocated North margin of Revere Place; thence, eastwardly 144.7 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin to a point; thence North 79 degrees 13' 50" east 29.0 feet parallel to and 10 feet from the present North margin of Revere Place along the new relocated North margin of Revere Place to the beginning of a curve that has a 25-foot radius; thence, northeasterly 39.3 feet along the arc of said curve to a point on the present West margin of Blue Hills Court; thence South 10 degrees 46' 10" East 10 feet along the present West margin of Blue Hills Court to the beginning of a curve that has a 25-foot radius; thence, southwesterly 39.3 feet along the-arc d said curve to a point in the present North margin of Revere Place;

Karen Johnson Davidson County
Batch# 689745 DEEDWARR
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Fees: $18.00 Taxes: $2,090.50
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thence, with the margin of the same, westerly 178.2 feet to the point of Beginning and containing 2,200 square feet, more or less.

Tract 2
Land in Davidson County, Tennessee, being the remaining parts not used for right-of-way of Briley Parkway of Lots Nos. 58 & 59 on the Plan of Section 1, Castlewood Estates, as of record in Book 2331, Page 72, Register's office for said County and described together as follows:

Beginning at a point on the line between Lots Nos. 57 & 58 on said plan. Said point being on the new relocated North margin to Revere Place which is 10 feet from and parallel to the Old North margin of Revere Place; thence, North 18° 54' 58" East 123.3 feet along said line to a common point of Lots Nos 56, 57, & 58; thence, North 35° 15' 32" West 212.9 feet along the lines of Lots Nos. 55, 56, 58 & 59 to a point in the East right-of-way line of Briley Parkway; thence South 2° 26' 57" East 270.38 feet along the East right-of-way line of Briley Parkway to a point; thence continuing 17.2 feet along said right-of-way line to a point on the new relocated North margin of Revere Place; thence, South 74° 05' West 74.22 feet along the above described new relocated North margin of Revere Place to the point of beginning.

Being the same property conveyed to LINDA D. SPENCER, by deed from MOHSEN SARFEHJOO, of record in Instrument No. 20171218-0128731, dated December 15, 2017, said Register's Office.

This property is __unimproved _X_improved property known as: 2312 Revere Place, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of July, 2021.

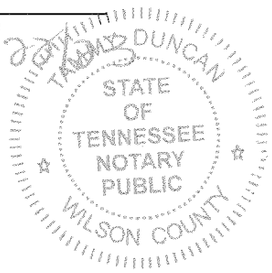
Linda D. Spencer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda D. Spencer, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2021.

Notary Public
My Commission Expires: 4/2023



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/30/21 (date of document).

Jennifer L. Pennell

7/30/21
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

