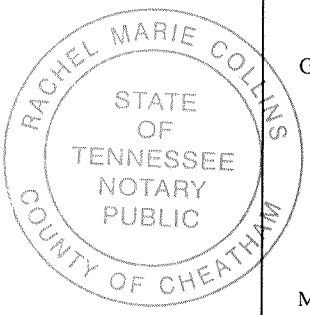
WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13257-DS



Karen Johnson Davidson County
Batch# 691364 DEEDWARR
08/05/2021 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20210805-0105438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Thach	New Owner	
(NAME)	(NAME)	
4716 Packard Drive	8283 Tapoco Lane	148 14 0 087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HAZEL B. SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA THACH, UNMARRIED,** 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:

Being Lot No. 80 on the Plan of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for said County.

Said Lot No. 80 fronts 80 feet on the Southerly side of Packard Drive and runs back 282.85 feet on the Easterly line and 245 feet on the Westerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to Freddie R. Smith and wife, Hazel B. Smith, by Warranty Deed from Clayton B. Gilbert and wife, Mary F. Gilbert, of record in Book 4716, Page 363, in the Register's Office of Davidson County, Tennessee, dated June 06, 1973 and recorded on June 07, 1973. The said Freddie R. Smith died on November 12, 2014. Freddie R. Smith died on November 12, 2014 leaving Hazel B. Smith as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4716 Packard Drive, Nashville, TN 37211
(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 hand this 3rd day of August, 2021

Hazel B. Smith

HAZEL B. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hazel B. Smith, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2021.

Commission expires:

R. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2022

Notary Public

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am 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 August 3, 2021.

Kirsten Virden
Affiant Signature

August 3, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

