Karen Johnson Davidson County
Batch# 691579 DEEDWARR
08/05/2021 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20210805-0105722

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dana C. Smith 3704 Yelton Drive Nashville, TN 37211	New owner SAME	133060-17900

THIS INDENTURE, made this 2nd day of August, 2021 between

Linda Milburn, fka Linda Freeland, married woman

of Cumberland County, Tennessee, hereinafter referred to as **Grantor**, and

Dana C. Smith, unmarried woman

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Being Lot No. 30 Leonard Heights, as shown by plat of record in Plat Book 2330, Page 15, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linda Freeland, unmarried by Warranty Deed dated 5/26/2005 from Madonna D Wozniak and husband, Michael Wozniak of record in Instrument No. 20050527-0059994, Register's Office for Davidson County, Tennessee.

This is investment property and therefore the husband of Linda Milburn is not required to join in the execution of this instrument.

This is (X) improved ( ) unimproved property known as: 3704 Yelton Drive, Nashville, TN 37211.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Linda Milburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda Milburn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 2nd day of August, 2021.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $340,000.00.

Affiant

Sworn to and subscribed before me, this 2nd day of August, 2021.

Notary Public



Tennessee Certification of Electronic Document

I, John A. Bell, Jr., 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 August 2 (date of document).

Regina Sullo
Affiant Signature

August 3, 2021
Date

State of TN

County of Davidson

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



Leah Moore
Notary's Signature

NOTARY'S SEAL MY COMMISSION EXPIRES: 01-06-2025