Karen Johnson Davidson County
Batch# 698539 DEEDWARR
08/16/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,056.35
20210816-0110625

WARRANTY DEED

JASMYN HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 5/5/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Stathan, LLC, a Tennessee Limited liability company	New Owner(s)	04213006400
(NAME) 1305 ASCKERSON PIKE	(NAME)	
(ADDRESS) NASHVILLE, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212099

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, I/we, **William P. Smith, a married man and Terry K. Smith, a married man, sole heirs of Hazel B. Smith hereinafter called the GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **Stathan LLC, a Tennessee Limited liability company** 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 94 on the Plan of Sherry Heights, Section 3, of record in Book 2331, pages 126 and 127, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Hazel B. Smith by Warranty Deed from Murry E. Parker, single, dated March 28, 1978 and filed of record in Book 5267, page 254, Register's Office for Davidson County, Tennessee. Hazel B. Smith having died intestate on or about March 18, 2018 devising subject property to William P. Smith and Terry K. Smith as evidenced by Last Will and Testament of Hazel Boone Smith filed of record in Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Docket No. 18P1079.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Unimproved ☐

This is improved ☒ property, known as 130 Port Dr, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 12th day of August, 2021

William P. Smith

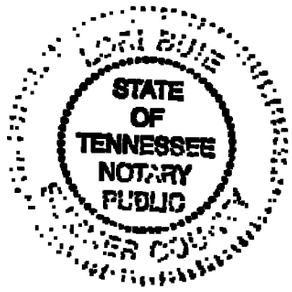
Terry K. Smith

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William P. Smith and Terry K. Smith, 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, at office, this 12th of August, 2021.

Notary Public
My Commission Expires: 8/21/23



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/16/2021 (date ~~of document~~).

Affiant Signature

08/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025