WARRANTY DEED

Karen Johnson Davidson County
Batch# 708035 DEEDWARR
08/31/2021 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20210831-0117533

File No. AT-21-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 4/30/22 (AFFIX SEAL)

TIFFANY WHITTLE NOTARY PUBLIC TENNESSEE SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Fox and Stephaine Fox	NEW OWNERS	
(NAME)	(NAME)	
2522 Pennington Bend Road	2522 PENNINGTON BEND ROAD	062-01-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	NASHVILLE, TN 37214	
(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, I/we, **Arthur M. Smith, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen Fox, unmarried and Stephanie Fox, unmarried, tenants in common with rights of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 1, on the Plan of First Revision, Amendment to the Final Plat, Taylorcraft Subdivision, of record in Plat Book 8250, Page 974, amended in Plat Book 8250, Page 982, less and except that portion of the property described in Instrument 20020111-0005111 and Instrument 20020111-0005112, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Arthur M. Smith by Warranty deed from BFT Investments, Limited Partnership of record in Instrument No. 20030630-0090009 Register's Office for Davidson County, Tennessee, dated June 17, 2003 and recorded on June 30, 2003.

This is property more commonly known as 2522 Pennington Bend Road, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of August, 2021.

Arthur M. Smith by Ryan Lux
Attorney in Fact
Arthur M. Smith by Ryan Lux,
Attorney-In-Fact

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, Ryan Lux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Arthur M. Smith, and that this instrument was executed on behalf of the said Arthur M. Smith for the purposes therein contained.

Witness my hand and official seal this 25th day of August, 2021.

Notary Public Tiffany Whittle

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ALTA 4-2006 Warranty Deed

Certificate of Authenticity

I, Allison Taylor, 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 25, 2021.

Date

Affiant Signature

AUGUST 30, 2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23
Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)