Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4782

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of August, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Darden Shadrach and Jordyn Smalling 4706 Langston Drive Nashville, TN 37211	F&M Bank 50 Franklin Street Clarksville, TN 37040	133-13-0-040.00

Karen Johnson Davidson County
Batch# 709020 DEEDWARR
09/02/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210902-0118302

WARRANTY DEED

FOR AND IN 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,

Michelle Smalling, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Darden Shadrach and Jordyn Smalling, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 594 on the Plan of Section Seven, Caldwell Hall of record in Plat Book 3300, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dennis R. Caveny and wife, Lynn D. Caveny by Warranty deed from Tonya Inman Borton and husband , Michael L. Borton of record in Instrument No. 20010503-0045606 Register's Office for Davidson County, Tennessee, dated April 27, 2001 and recorded on May 03, 2001.
Being the same property conveyed to Lynn D. Caveny, a single person by QuitClaim deed from Dennis R. Caveny, a single Person of record in Instrument No. 20100908-0071399 Register's Office for Davidson County, Tennessee, dated August 31, 2010 and recorded on September 08, 2010.
Being the same property conveyed to Lynn D. Wakefield, Trustee, Lynn D. Wakefield Revocable Living Trust Agreement dated October 12, 2018, a fifty percent (50%) interest and to Stephen L. Wakefield, Trustee, Stephen L. Wakefield Revocable Trust Agreement dated October 12, 2018, a fifty percent (50%) interest by QuitClaim deed from Lynn D. Caveny of record in Instrument No. 20181017-0102824 Register's Office for Davidson County, Tennessee, dated October 12, 2018 and recorded on October 17, 2018.
Being the same property conveyed to Michelle Smalling by Warranty deed from Lynn D. Wakefield, Trustee, Lynn D. Wakefield Revocable Living Trust Agreement dated October 12, 2018, a fifty percent (50%) interest and to Stephen L. Wakefield, Trustee, Stephen L. Wakefield Revocable Trust Agreement dated October 12, 2018, a fifty percent (50%) interest of record in Instrument No. 202104300058219 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on April 30, 2021. Subject propery having never been the primary residence of herein grantor or spouse, Michael Smalling.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4706 Langston Drive, Nashville, TN 37211

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 so 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.

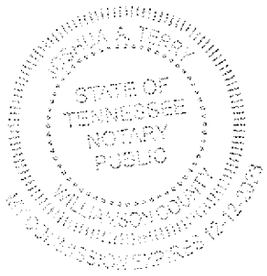
Dated this the 30th day of August, 2021.

Michelle Smalling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle Smalling** 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 at Brentwood, Tennessee this 30th day of August, 2021.



(Notary Seal)

Notary Public
My Commission Expires:

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8|30|21.

Affiant Signature

8|30|21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8|30|21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON