Karen Johnson Davidson County
Batch# 723128 DEEDWARR
09/24/2021 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20210924-0128377

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-2442TN

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2021.

Notary Public
Commission Expiration: 5/20/2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Robert Casey Frye and Kathi Lynette Frye, Trustees of The Frye Family 2005 Revocable Trust dated 12/07/2005 8560 Coopertown Road Joelton, TN 37080	New Owner	004 00 0 193.00

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, WE, **Matthew R. Smith and Olga Smith, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Casey Frye and Kathi Lynette Frye, Trustees of The Frye Family 2005 Revocable Trust dated 12/07/2005,** 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:

Property known as 8560 Coopertown Road Joelton, TN 37080, County of Davidson to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, being Tract 2 of Coopertown Farms, and being more particularly described according to a survey by Joe M. Cummings, License No. 1513 dated February 18, 1994 as follows:

Beginning at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 902.03 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, Page 839, Register's Office for Davidson County, Tennessee, and being westerly 0.97 mile along said right-of-way from its intersection with Whites Creek Pike, thence, with a curve in said right-of-way concave to the South and having a radius of 743.66 feet, westerly an arc distance of 130.77 feet to the point of tangency; thence, with said right-of-way , South 71 degrees 46 minutes 50 seconds West 43.59 feet to the beginning of a curve in said right-of-way concave to the South and having a radius of 706.13 feet; thence, with said curve and right-of-way, westerly an arc distance of 16.67 East to the beginning of a turn-in curve to the easterly margin of a 50 foot wide easement for ingress-egress, drainage and utilities concave to the Northeast and having a radius of 25.00 feet; thence, severing the property of Noble C. Caudill, II of record in Deed Book 114. Page 913, said Register's Office, with said turn-in curve and margin, northwesterly an arc distance 37.56 feet to the point of tangency; thence, continuing to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175.32 feet to the beginning of a curve in said margin concave to the East and having a radius of 2108.23 feet; thence, continuing to sever said Caudill property with said curve and margin, northerly an arc distance of 394.16 feet to the point of tangency; thence, continuing to sever said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin; thence, leaving said margin and continuing to sever said Caudill property as follows; South 88 degrees 44 minutes 19 seconds East 354.10 feet to an iron pin, South 08 degrees 08 minutes, 40 seconds East 694.03 feet to the point of beginning

Being the same property conveyed to Matthew R. Smith and Olga Smith, husband and wife, by deed from Thomas A. Glesige and wife, Mary D. Glesige, dated 04/18/2016 filed and recorded 04/20/2016 of record as Instrument No. 20160420-0038192, said Register's Office.

Tax Map and Parcel ID is as follows 004 00 0 193.00

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.

This is improved property known as: 8560 Coopertown Road, Joelton, TN 37080

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 20th day of September, 2021.

Matthew R. Smith

Olga Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2021, before me personally appeared **Matthew R. Smith and Olga Smith**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of September, 2021.

Notary Public
Commission Expiration:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8-27-2022

LTE File No.: 21-2442TN

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 9/20/21 (date of document).

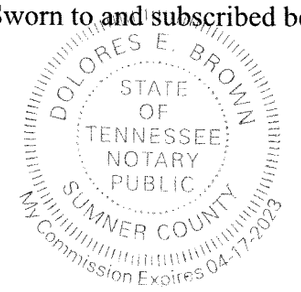
Caleb Waters
Affiant Signature

9/22/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2021.



Notary's Signature

MY COMMISSION EXPIRES: 4/17/2023

NOTARY'S SEAL