Karen Johnson Davidson County
Batch# 741713 DEEDWARR
10/22/2021 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20211022-0142269

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,999.00.

Jana L Truman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2021.

Anna C Norris
Notary Public

MY COMMISSION EXPIRES: 3/16/25
(AFFIX SEAL)

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

PREPARED BY ~~& RETURN TO~~:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return to:
Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933
1618

02-NSH21-02727

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nyirababikir Venansia 1729 Londonview Pl Antioch, TN 37013	Nyirababikir Venansia 1729 Londonview Pl Antioch, TN 37013	151100A18300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Antonio L. Smith, a single person and Ashley N. Smith, a single person**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nyirababikir Venansia, a single woman**, hereinafter called the Grantees, their successors 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. 151 on the Plan of Phase 2, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20020515-0059732, 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 Frances L. Binkley, unmarried by Warranty deed from OLE South Properties, Inc. of record in Instrument No. 20030701-0091124 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on July 1, 2003. (Value of consideration shown in aforementioned deed $109,170.00.)

Being the same property conveyed to Antonio L. Smith and wife, Ashley N. Smith by Warranty deed from Laura Wood a/k/a Laura Hollis -Wood as executrix of the Estate of Francis L. Binkley (aka Frances L. Binkley) of record in Instrument No. 201904030030034 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 3, 2019. (Value of consideration shown in aforementioned deed $211.400.00.) Being also known as 1729 Londonview Pl Antioch, Tennessee 37013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1729 Londonview Pl, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of September, 2021

Antonio L. Smith

Ashley N. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of August, 2021, before me personally appeared Antonio L. Smith and Ashley N. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/20/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Certificate of Authenticity

I, Kimberly Hollingshead, 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 9/16/21.

Kimberly Hollingshead, Esq.

9/16/21
Date

State of Tennessee
County of Williamson

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

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025