This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 743123 DEEDWARR
10/25/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20211025-0143108

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $275,000.00

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of October 2021

Notary Public

My Commission expires 2/23/25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Stefanie F. Smith
7428 George Gaines Rd
Nashville, TN 37221

SEND TAX BILLS TO:
Stefanie F. Smith
7428 George Gaines Rd
Nashville, TN 37221

MAP AND PARCEL NUMBER: Tax ID #: 14210004600

WARRANTY DEED
21NT01991

Effective the 15 Day of October 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate of Barbara G. Smith

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stefanie Smith, a single person

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Being Lot No. 27 on the Plan of Harpeth Estates, Section Two, as of record in Book 4175, page 23.

Said Lot No. 27 fronts 93.0 feet on the northerly margin of George Gaines Road and extends back 155.8 feet on the westerly line and 173.9 feet on the easterly line, to a line in the rear on which it measures 74.85 feet.

Being the same property as conveyed to Charles M. Smith and wife, Barbara G. Smith by Warranty Deed from Dempsey L. Rouse, Jr., and wife, Doris S. Rouse dated 07/11/1978 recorded 07/14/1978 as Book 5311, Page 425, in Document Number NA, Register's Office for Davidson County, Tennessee. Charles M. Smith aka Charles Milton Smith Sr. died 03/07/2007, leaving Barbara G. Smith as surviving tenant by entirety.

Barbara G. Smith died 11/28/2020, her estate probated in the Davidson County Probate Court Case # 20P2191.

This is an improved property commonly known as: 7428 George Gaines Rd, Nashville, TN 37221-3327

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 15 day of October 2021

The Estate of Barbara G. Smith

Charles M. Smith, Co-Executor

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Charles M. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be co-executor of the estate (or other officer authorized to execute the instrument) of The Estate of Barbara G. Smith, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of October 2021.

Notary Public

My Commission expires: 2 / 23 / 25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The Estate of Barbara G. Smith

Jeffrey L. Smith, Co-Executor

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jeffrey L. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be co-executor of the estate (or other officer authorized to execute the instrument) of The Estate of Barbara G. Smith, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 15 day of October, 2021.

Notary Public

My Commission expires: 2 / 23 / 25

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-15-21 (date of document).

Affiant Signature

10/21/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of October, 2021.

(SEAL) CORTNEY JACKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

Notary's Signature
My Commission Expires: 5/7/24