WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 746300 **DEEDWARR**
10/28/2021 03:35:47 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20211028-0145188

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-092041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barbara Church Smolenski	new owner	
(NAME)	(NAME)	
5314 Old Hickory Boulevard		057-00-0-142.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHARLES LAMAR GRIDER, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA CHURCH SMOLENSKI, A MARRIED WOMAN, 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:

A tract of land in the Thirteenth Civil District of Davidson County, Tennessee, as shown on Davidson County Tax Map 57, part of Parcel 27 and being more particularly described as follows according to a survey by Caldwell Engineering and Surveying, Job No. 02-14, Charles DeWayne Caldwell, Tennessee RLS No. 614, dated June 11, 2002:

Beginning at an iron pin in the Easterly right of way of Old Hickory Boulevard and being the Northwest corner of the Hutson property as of record in Book 3944, Page 338, R.O.D.C., TN, and being the Southwest corner of the herein described tract, thence with right of way of Old Hickory Boulevard, North 16 degrees 20 minutes 00 seconds East 8.13 feet to an iron pin; thence with a curve to the East, having a radius of 2840.10 feet, a central angle of 3 degrees 24 minutes 08 seconds, and a chord of 168.63 feet, bearing North 18 degrees 42 minutes 57 seconds East; thence along said curve a distance of 168.85 feet to an iron pin being the Southwest corner of Lewis as of record in Instrument No. 20000710-0068305, R.O.D.C., TN; thence with Lewis South 80 degrees 00 minutes 00 seconds East 586.11 feet to an iron pin

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-DB-21-5314

at a cedar tree; thence North 84 degrees 56 minutes 26 seconds East 154.22 feet to an iron pin; thence North 61 degrees 29 minutes 39 seconds East 554.52 feet to an iron pin in the boundary of Hutson as of record in Book 3914, Page 338, R.O.D.C., TN; thence with Hutson South 2 degrees 18 minutes 21 seconds West 350.67 feet to an iron pin in the Northerly boundary of Phillips as of record in Book 9099, Page 373, R.O.D.C., TN; thence with Phillips South 79 degrees 09 minutes 25 seconds West 327.62 feet to a fence post in the Westerly boundary of Hutson; thence with Hutson North 0 degrees 16 minutes 23 seconds East 46.69 feet to an iron pin; thence South 87 degrees 08 minutes 57 seconds West 282.13 feet to an iron pin; thence South 87 degrees 12 minutes 00 seconds West 292.19 feet to an iron pin; thence North 74 degrees 37 minutes 00 seconds West 332.87 feet to an iron pin; thence South 25 degrees 01 minutes 00 seconds West 43.28 feet to an iron pin; thence North 88 degrees 44 minutes 00 seconds West 26.00 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Charles Lamar Grider, unmarried by Warranty deed from David B. Reeder and John Norman Richardson, both married of record in Instrument No. 20031212-0178279, Register's Office for Davidson County, Tennessee, dated December 05, 2003 and recorded on December 12, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5314 Old Hickory Boulevard, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this the 19th day of October, 2021

Charles Lamar Grider

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Charles Lamar Grider, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2021.

Notary Public
My Commission Expires: 4/06/23
(SEAL)

