Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

NEW OWNER:
BENJAMIN WILLIAM SMITH
1119E SNOW AVENUE
MADISON, TN 37115

SEND TAX BILLS TO:

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-1696

Map & Parcel
043020131.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 746900 **DEEDWARR**
10/29/2021 11:12:52 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211029-0145514

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Five Thousand and 00/100 Dollars ($395,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BENJAMIN WILLIAM SMITH and HEATHER LYNCH SMITH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **9th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 9th Council District of DAVIDSON County, Tennessee and being known and designated as all of Lot No. 5, Final Plat, Resubdivision of a Portion of Lot #7 on the Subdivision of Lot No. 27 and Lot No. 28 in the Dixie Pure Food Company's Subdivision, as shown on the plat of the same of record in Instrument No. 20200910-0103206, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company by Warranty Deed from Diane Rabago, a married woman, dated November 26, 2019, and of record in Instrument No. 20191206-0126320, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1119E SNOW AVENUE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20200910-0103206, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of October, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 27th day of October, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$395,000.00.**

AFFIANT

Sworn to and subscribed to before me this 27th day of October, 2021.

NOTARY PUBLIC

My commission expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024