Karen Johnson Davidson County
Batch# 750339 DEEDWARR
11/05/2021 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20211105-0148345

Prepared by:
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Attorney at Law
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $495,000.00

Affiant

Andrew Suzore State of Tennessee Notary Public Davidson County

Subscribed and sworn to before me this 2nd day of October, 2021.

Notary Public
My commission expires: May 7, 2024

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Blake F. Smith<br>2920 McGavock Pike<br>Nashville TN 37214 | Mortgage Investors Group<br>820 E Walker Springs Lane<br>Suite 200<br>Knoxville TN 37923 | 073-08-0-031 |

# Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Valeria Agee McCanless, married,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Blake F. Smith, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 35 on the Plan of Sunset View, not recorded, described according to a survey made by J. W. Corrigan, Surveyor, October 26, 1945, as follows:

Beginning on the easterly margin of McGavock Pike at the corner of lots 35 and 36 on said plan, said point being the southwest corner of the property occupied by George Gordon Allen and wife; thence easterly, with the dividing line between said lots 35 and 36, a distance of 353 feet to the top of a bluff; thence down said bluff to the low water mark of the Cumberland River; thence with the low water mark of said River, southwardly 100.3 feet, more or less, to the comer of lots 34 and 35 on said plan; thence with the line between said lots 34 and 35, westwardly to the top of said bluff, and continuing in the same direction, 361 feet to the easterly margin of McGavock Pike; thence with the margin of said Pike, northwardly 100 feet to the beginning.

Being the same property conveyed to Valeria Agee Cook by Quitclaim Deed from Ruth Cook Carson as Personal Representative of the Estate of Christine Cook Gragson of record in Instrument No. 20170522-0050567, Register's Office for Davidson County, Tennessee, and dated May 10, 2017.

By her signature below, Grantor swears that this property is not a marital residence and as such is not subject any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is made subject to the following:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record
in Book 7121 Page 131 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 2920 McGavock Pike, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 28th day of October, 2021.

Valeria Agee McCanless

Valeria Agee McCanless

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2021, before me personally appeared Valeria Agee McCanless, 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of October, 2021.

Sheri Engel

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Patricia Nicks, 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 10-20-2021 (date of document).

Affiant Signature

10-20-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2023

NOTARY'S SEAL

