Karen Johnson Davidson County
Batch# 752012 DEEDWARR
11/09/2021 12:15:11 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20211109-0149523

WARRANTY DEED

prepared
WITHOUT EXAMINATION OF TITLE OR CURRENT SURVEY

For and in consideration of the sum of SIX HUNDRED THOUSAND DOLLARS ($600,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SRI, LLC, Mickey J. Smith, Manager** has bargained and sold, and by these presents, does hereby bargain, sell, transfer and convey unto **RUSSELL SMITH**, his heirs and assigns, that certain parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is improved property located at 831 Neartop Drive, Nashville, TN 37205.

DEED REFERENCE: Instrument No. 2021010107-0003293 and Scrivener's Error Affidavit of record in Instrument No. 20210205-0016658, Register's Office, Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the previous deed of record.

MAP - PARCEL NUMBERS:
103 10 O 096 00

TO HAVE AND TO HOLD the above-described real estate with all the appurtenances, estate, title and interest thereto belonging unto the said **RUSSELL SMITH,** his heirs and assigns, in fee simple, forever.

THIS INSTRUMENT PREPARED BY
CONLEY & CONLEY
317 SOUTH THIRD STREET
UNION CITY, TN 38261

Grantor covenants with the grantee named herein that it is lawfully seized and possessed of said real estate, that it has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate unto the said grantee named herein, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN TESTIMONY WHEREOF, **SRI, LLC** has caused it's signature to be affixed this 17th day of October, 2021.

SRI, LLC

MICKEY J. SMITH, Manager

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Okaloosa

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified in said County and State, **MICKEY J. SMITH**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he is the Manager of **SRI, LLC**, and as such, Manager, executed the foregoing **WARRANTY DEED** for the express purposes therein contained.

Given under my hand and seal of office, this 17 day of October, 2021.

Notary Public

My Commission Expires: 10-21-23

ANGEL NOEL RODRIGUEZ
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # GG 928011
My Commission Expires October 31, 2023

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Russell Smith
831 Nearton Dr.
Nashville, TN 37205

NAME AND ADDRESS OF PROPERTY OWNER:

Russell Smith

831 Nearton Dr.
Nashville, TN 37205

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Okaloosa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00 which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

SUBSCRIBED AND SWORN TO before me this 17 **day of** October **, 2021.**

Notary Public

My Commission Expires: 10-31-23

ANGEL NOEL RODRIGUEZ
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # GG 928011
My Commission Expires October 31, 2023