Karen Johnson Davidson County
Batch# 755605 DEEDWARR
11/16/2021 12:32:40 PM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20211116-0152461

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

Williamson County Notary Public State of Tennessee April 24 Nichols

JM-PR-21-112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Laura Michelle Neal and Eric William Neal | New Owner | |
| (NAME) | (NAME) | |
| 112 Creasy Court | | 021-00-0-369.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT E. SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAURA MICHELLE NEAL AND ERIC WILLIAM NEAL, MARRIED, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Three, Morgan Estates of record in Plat Book 9700, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Scott E. Smith, unmarried by Warranty deed from Paul Dilling and wife, Penelope S. Dilling of record in Instrument No. 20031119-0168884 Register's Office for Davidson County, Tennessee, dated November 18, 2003 and recorded on November 19, 2003.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 9859, Page 820, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Stormwater Detention Agreement of record in Book 9190, Page 959, in the Register's Office for Davidson County, Tennessee.
- Water Easement of record in Book 9988, Page 811, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Creasy Court, Nashville, Tennessee 37080**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12 DAY OF NOVEMBER, 2021.

Scott E. Smith

Ashleigh Smith

Ashleigh Smith, spouse of Scott E. Smith, hereby joins in this conveyance and does transfer and convey any and all marital interest Ashleigh Smith may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT E. SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLEIGH SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212