Karen Johnson Davidson County
Batch# 760407 DEEDWARR
11/24/2021 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,531.80
20211124-0155943

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $414,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November 12, 2021.

Notary Public

My commission expires: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kolton Smith **Savannah Smith**	New Owner	**161100A12300CO**
5325 Hunters Ridge		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jennifer S. Anneken, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kolton Smith and Savannah Smith, a married couple

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:

Land in Davidson County, Tennessee, being Lot No. 100, on the Plan of Villages of Brentwood, Phase Two, of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jennifer S. Anneken, an unmarried woman, by Quitclaim Deed from Jennifer S. Milliken, unmarried woman now known as Jennifer S. Anneken, dated December 28, 2015, of record in Instrument No. 20160105-0000773, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jennifer S. Milliken, unmarried woman, by Warranty Deed, from Daniel Paul Whisnant, husband, and wife, Nathalie Hope Whisnant, dated June 30, 2008, of record in Instrument No. 20080701-0067973, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5325 Hunters Ridge, Nashville, TN 37211.

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 in 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.

Jennifer S. Anneken Date: 11/12/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jennifer S. Anneken, the within named Grantor(s), 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, at office, this 12th day of November 2021.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES JULY 7, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Chelsea McMaster 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 11/12/2021 (date of document).

Chelsea McMaster
Affiant Signature

11/15/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8.27.2022