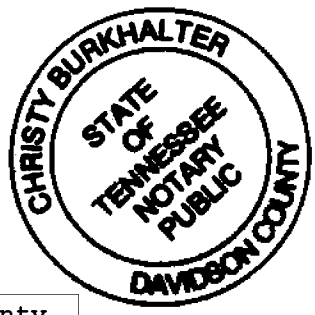
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 762553 DEEDWARR
11/30/2021 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20211130-0157518

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Calvin Smith	F&M Bank	090 12 0 181.00
(NAME)	(NAME)	
3643 Ronstadt Road Thompson's Station, TN 37179	2081 Wilma Rudolph Boulevard Clarksville, TN 37040	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES M. HANKINS, AN UNMARRIED MAN, SOLE HEIR-AT-LAW OF DEBORAH A. BARNES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN CALVIN SMITH**, hereinafter called the Grantee(s), their heirs 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. 196 on the Plan of Charlotte Park Section II, as of record in Book 2663, Pages 22 and 23, Register's Office for said County.

Said Lot No. 196 fronts 45.7 feet along the Southerly margin of Freedom Court and extends back 140 feet along the Easterly line and 126.0 feet on the Westerly line to a broken line in the rear on which it has a total measurement of 171.4 feet.

Being the same property conveyed to William N. Barnes and wife, Deborah A. Barnes, from James L. Brown and wife, Brenda T. Brown, by Warranty Deed dated November 4, 1983, recorded November 8, 1983, in Book 6171, Page 780, in the Register's Office of Davidson County, Tennessee.

William N. Barnes having died on May 11, 2005, leaving Deborah A. Barnes as surviving tenant by the entirety.

Deborah A. Barnes having died, intestate, on March 6, 2021. See Affidavits of Heirship in Instrument No. 20211007-0134628 and Instrument No. 20210917-0125568, indicating the sole Heir is her son, James M. Hankins. Also see Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20211300157517 and 20211300157516, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 600 Freedom Court, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 22nd day of November, 2021

Heir-at-Law of Deborah A. Barnes:

James M. Hankins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of November, 2021, before me personally appeared James M. Hankins, 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 22nd day of November, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, 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 November 22, 2021.

Kim Bennett
Affiant Signature

11-22-2021
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 22 day of November, 2021.

Christy Burke
Notary's Signature

My Commission Expires: 9-8-2025

Notary's Seal



File No. RES-21-600free