Karen Johnson Davidson County
Batch# 762629 DEEDWARR
11/30/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211130-0157617

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Sharon R Richardson
Affiant

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

Taylor Hubbard
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kenton Smith and Kendra Smith	New Owner c/o Novus Home Mortgage	**136-10-0-058**
368 Clearlake Drive West	20935 Swanson Drive # 420	
Nashville, TN 37217	Waukesha, WI 53186	

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 ACKNOWLEDGED, WE,

John L. Anderson, a widower

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

Kenton Smith and Kendra Smith, husband and wife

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. 465 on the Plan of Priest Lake Park, Section Seven - B, as of record in Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to John L. Anderson and wife, Noriko T. Anderson by Warranty Deed from Philhall Corporation, of record in Book 6034, Page 92, dated April 6, 1983, Register's Office for Davidson County, Tennessee. Noriko T. Anderson having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 5200, Page 175, Register's Office for Davidson County, Tennessee
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 5456, Page 509, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved known as 368 Clearlake Drive West, Nashville, TN 37217.

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 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

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.

Witness my/our hand(s) this 17th day of November, 2021.

John L. Anderson by A. Scott Hubbard Attorney in fact
John L. Anderson by A. Scott Hubbard, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of John L. Anderson, for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for John L. Anderson, and is authorized by John L. Anderson to execute this instrument on his behalf.

Witness my hand, at office, this 17th day of November, 2021.

Taylor Hubbard
Notary Signature
My commission expires:



File #: 21-798
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 11/22/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 11/22/21
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 07/14/2021:

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023