THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 764989 DEEDWARR
12/02/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20211202-0159499

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Smith Homes LLC 1616 Otter Creek Road Nashville, TN 37215	Owner	158-03-0-074

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Sharon Hill Spencer**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Smith Homes LLC, a Limited Liability Company**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 476 on the Plan of Hillsboro Park Section VI, as of record in Book 2663, page 95, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the easterly margin of Kingsbury Drive, at the corner of Lots 475 and 476; thence with the line between said lots, easterly 268 feet to a corner of Lot 474; thence with the line between Lots 474 and 476, northeasterly 141 feet to a point; thence northwesterly 179.1 feet to a point; thence westerly 212.6 feet to the easterly margin of Kingsbury Drive; thence with the margin of the same, southerly 210 feet to the point of beginning.

Being the same property conveyed to R.P. Hill and wife, Clara E. Hill, their heirs and assigns, by Warranty Deed from Hillsboro Park, Inc., of record in Book 3502 Page 71, Davidson County Register of Deeds. Further being the same property conveyed to Clara E. Hill, by Quitclaim Deed from R. P. Hill and wife, Clara E. Hill, of record on August 7, 1972, at Book 4625 Page 552, Davidson County Register of Deeds. Clara E. Hill is now deceased, having died intestate. According to Affidavits of Heirship filed at Instrument Nos. 20150903-0089880 and 20150903-0089881, Clara E. Hill was unmarried at her death, and Sharon Hill Spencer is her only child.

This property commonly known as 1916 Kingsbury Drive, Nashville, TN 37215
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 12th **day of November, 2021**:

Sharon Hill Spencer

Sharon Hill Spencer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon Hill Spencer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17 day of November, 2021:

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$650,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 12th DAY OFNovember, 2021:

Notary Public

My Commission Expires: 6.13.22

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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).

Date: 11/22/2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY