Karen Johnson Davidson County
Batch# 773130 DEEDWARR
12/13/2021 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,278.35
20211213-0164787

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December 2021

Notary Public

MY COMMISSION EXPIRES: 10-20-2024

(AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

MST 2021-2193

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Guaman	Fifth Third Bank	
(NAME)	(NAME)	
104 Oaklynn Drive	5050 Kingsley Drive	033-11-0-067.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eric Nathan Smith and Angela Smith, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Guaman, unmarried,** 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. 226 on the Map of Primrose Acres Subdivision, Section III, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No, 226 fronts 82.92 feet on the Easterly side of Oaklyn Drive and runs back between lines 235.5 feet on the Northerly side and 201.3 feet on the Southerly side to a dead line on which it restarts 81 feet.

Being the same property conveyed to Ernest Nelson Smith and wife, Betty Jean Smith by Warranty deed from Wright and Sadler, Inc., a Tennessee Corporation of record in Book 3160, page 85, Register's Office for Davidson County, Tennessee, dated November 16, 1960 and recorded on November 16, 1960. (Value or consideration shown in aforementioned deed $15,200.00.) Ernest Nelson Smith died February 29, 2012 predeceased by his wife, Betty Jean Smith.

Being the same property conveyed to Eric Nathan Smith, Alan Dale Smith, Sharon Gail Smith, (a/k/a Sharon Gail Boshers) and Mark W. Smith, as tenants in common without right of survivorship by Executor's Quitclaim Deed from Eric Nathan Smith, Personal Representative of the Estate of Ernest Nelson Smith of record in Instrument No. 20120821-0074881 Register's Office for Davidson County, Tennessee, dated August 20, 2012 and recorded on August 21, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Eric Nathan Smith, an unmarried man, by Quitclaim Deed from Alan Dale Smith, Sharon Gail Smith and Mark W. Smith of record in Instrument No. 20121022-0096262 Register's Office for Davidson County, Tennessee, dated October 09, 2012 and recorded on October 22, 2012. (Value of consideration shown in aforementioned deed $0.00.)

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable. 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 2900, Page 71, Register's Office for Davidson County, Tennessee.

This property, known as 104 Oaklynn Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (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 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 7th DAY OF December, 2021.

Eric Nathan Smith

Eric Nathan Smith

Angela Smith

Angela Smith

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Eric Nathan Smith and Angela Smith,** 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 at office, this 7th day of December, 2021.

Notary Public

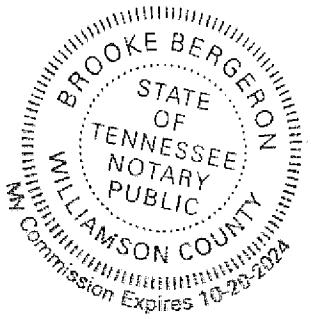
My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 December 7, 2021

12/7/21
Signature Date



State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of December, 2021

Notary's Signature

10.20.2024
My Commission Expires: