WARRANTY DEED

Karen Johnson Davidson County
Batch# 779718 DEEDWARR
12/28/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20211228-0170253

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

R. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Province Builders, LLC	Province Builders, LLC	129-03-0-024.00
(NAME)	(NAME)	
6324 East Valley Road	615 Napoleon Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Thousand And No/100 Dollars ($1,400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROBERT SMITH AND WIFE, CINDY SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PROVINCE BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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(s) 21, as shown on the map entitled the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to BERTHAM E. SPROFKIN AND WIEF, WILLIE SMALL SPROFKIN, by deed from GILBERT W. CHOATE AND WIFE, LEOLA C. CHOATE, of record in Book 2337, page 547, dated December 31, 1954, said Register's Office. Mille Small Sprofkin having since died in 1978, leaving Betram E. Sprofkin the surviving tenant by the entirety. The said Betram E. Sprofkin having since died testate on or about January 25, 2001. Robert Smith was appointed Executor of Bertram Edward Sprofkin pursuant to his will in Seventh Circuit Probate Court, Davidson County, Tennessee, Docket No. 01P-155. Robert Smith, Executor of the Estate of Bertram Edward Sprofkin quitclaims to Robert Smith of record in Instrument No. 2001214-013829, dated December 8, 2001, said Register's Office. Robert Smith further conveyed to Robert Smith and wife, Cindy Smith, by quitclaim deed of record in Instrument No. 20011214-0138530, dated December 8, 2001, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6324 East Valley Road, Nashville, TN 37205
(House No.) (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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 17 day of DECEMBER, 2021.

Robert Smith

Cindy Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that **Robert Smith and Cindy Smith** personally appeared before me this day and acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 17 of December, 2021.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 17, 2021**.

Date

Affiant Signature

12/21/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **21st** day of **December**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY