THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211238907**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $768,500.00. Affiant Subscribed and sworn to before me, this 23rd day of December, 2021. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 03, 2022

Karen Johnson Davidson County
Batch# 780729 DEEDWARR
12/28/2021 02:23:34 PM 2 pgs
Fees: $13.00 Taxes: $2,843.45

20211228-0170637

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Marshall Smythe 4505 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-16-0-110.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Casey L. McCormick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Marshall Smythe**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly 40 feet on Lot 406 and the easterly 10 feet of Lot 408, in Block 20, Charlotte Park Company First Addition, of record In Book 57, Page 103, Registers Office for Davidson County Tennessee.

Said parts of said lots adjoin and front 50 feet on the southerly margin of Nevada Avenue and extend back southwardly between parallel lines, 150 feet to an alley.

Being the same property conveyed to CASEY L. MCCORMICK, by deed from SEAN A. HAYNES AND WIFE, TONYA L. HAYNES, of record in Instrument No. 20021015-0126548 , dated October 4, 2002 , said Register's Office.

CASEY L. MCCORMICK conveyed her interest to CASEY L. MCCORMICK AND BENJAMIN SHANE SNYDER, WIFE AND HUSBAND, by quitclaim deed of record in Instrument No. 20090603-0051255, dated May 26, 2009, said Register's Office.

BENJAMIN SHANE SNYDER conveyed his interest to CASEY L. MCCORMICK by quitclaim deed of record in Instrument No. 20110204-0010047, dated January 26, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-16-0-110.00.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

This is improved property located at 4505 Nevada Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2021.

Casey L. McCormick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Casey L. McCormick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022