Name and Address of New Owner:
Jamie S. Dukelow and Melanie D. Dukelow
1821 Bakers Grove Road
Nashville, TN 37076

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 783646 DEEDWARR
01/04/2022 10:23:03 AM 3 pgs
Fees: $18.00 Taxes: $1,542.90

20220104-0001062

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 123-00-0-075-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Ronald Smith and wife, Jamie Sue Smith**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jamie Dukelow and Melanie Dukelow, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEGINNING ON AN IRON PIN SET ON THE SOUTH MARGIN OF BAKER'S GROVE ROAD, THE NORTHEAST COMER OF THE HEREIN DESCRIBED TRACT AND NORTHWEST COMER OF THE ROBERT LANNOM PROPERTY; THENCE WITH THE WEST LINE OF LANNOM S 43 DEG 22 MIN 52 SEC W, 86.55 FEET TO THE CENTER OF A SHARED WELL; THENCE S 16 DEG 19 MIN 13 SEC W, 467.84 FEET TO AN IRON PIN IN TUNE'S NORTH LINE, THE SOUTHEAST COMER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF LANNOM; THENCE N 89 DEG 09 MIN 35 SEC W, 140.59 FEET WITH TUNE'S NORTH LINE TO AN IRON PIN AT A CORNER FENCE POST; THENCE LEAVING TUNE'S LINE N 04 DEG 41 MIN 19 SEC E, 5.71 FEET THROUGH AN IRON PIN BY A CORNER FENCE POST, THE SOUTHEAST CORNER OF OATES AND CONTINUING AN ADDITIONAL 691.19 FEET FOR A TOTAL DISTANCE OF 696.90 FEET TO AN EXISTING IRON PIN IN CONCRETE ON THE SOUTH MARGIN OF BAKER'S GROVE ROAD, THE NORTHWEST COMER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF OATES; THENCE WITH THE SOUTH MARGIN OF BAKER'S GROVE ROAD S 59 DEG 49 MIN 45 SEC E, 174.71 FEET TO AN IRON PIN; THENCE AROUND A CURVE TOT THE RIGHT, HAVING A RADIUS OF 2201.28 FEET A DISTANCE OF 153.80 FEET WITH A CHORD BEARING OF S 53 DEG 36 MIN 12 SEC E AND A CHORD DISTANCE 153.77 FEET TO AN IRON PIN, THE POINT OF BEGINNING AND CONTAIN 2.95 ACRES, MORE OR LESS ACCORDING TO A SURVEY BY GALYON W. NORTHCUTT, RLS# 1529 DATED JANUARY 19, 2004.

Being the same property conveyed to James Ronald Smith and wife, Jamie Sue Smith by Quit Claim Deed from David Steven Smith of record as Instrument No. 20070418-0046455 in the Register's Office for Davidson County, Tennessee, dated April 11, 2007 and recorded on April 18, 2007.

Being also known as 1821 Bakers Grove Road, Hermitage, TN 37076/ Parcel No. 123-00-0-075-00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2021.

James Ronald Smith (SEAL)
James Ronald Smith

Jamie Sue Smith (SEAL)
Jamie Sue Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2021, before me personally appeared James Ronald Smith and Jamie Sue Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's ~~(or persons')~~ free act and deed.

Witness my hand, at office, this 29th day of December, 2021.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

[illegible] Escrow, LLC
[illegible] Avenue South
14HRE211821

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $417,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of December, 2021.

Notary Public
My commission expires:
File No. 2021-3901-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023