Karen Johnson Davidson County
Batch# 787801 DEEDWARR
01/11/2022 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20220111-0003728

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/2024
(AFFIX SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-112585

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harrison Gray and Hugh Gray and Jerri S. Gray	NEW OWNER	
(NAME)	(NAME)	
5336 Stanford Drive		131-13-0-025.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RAPHAEL FORD SMITH, IV, PERSONAL REPRESENTATIVE FOR THE ESTATE OF DOROTHY BOREN SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARRISON GRAY, AN UNMARRIED MAN, AND HUGH GRAY AND JERRI S. GRAY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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:

Being Lot No. 11 on Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, Page 14, Register's Office for said County. Said Lot No. 11 fronts 200 feet on the easterly side of Stanford Drive and runs back 500 feet, more or less, on the northerly line and 490 feet on the southerly line to the easterly line of said subdivision, measuring 260 feet thereon.

Being the same property conveyed to Dr. Raphael F. Smith and wife, Dorothy Smith by Warranty deed from Matt H. Dobson IV and wife, Betty Smith of record in Book 4493, Page 679, Register's Office for Davidson County, Tennessee, dated April 06, 1971 and recorded on April 15, 1971.

Dr. Raphael F. Smith having since died on July 29, 2019.

Dorothy Smith having since died on December 19, 2020.

Being the same property conveyed to Grantor(s) by Quitclaim Deed recorded simultaneously herewith in Book _____ Page _____ Instrument Number 202201110003727 Registers Office of said County.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further 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) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5336 Stanford Drive, Nashville, TN 37215
(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.

Witness my/our hand(s) this the 31st day of December, 2021

The Estate of Dorothy Boren Smith

BY: _____
Raphael Ford Smith, IV
Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this the 31st day of December, 2021, before me personally appeared Raphael Ford Smith, IV, Personal Representative of The Estate of Dorothy Boren Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal at "Davidson" County, "TN" this 31 day of December, 2021

Commission Expires: 9.20.23

_____
Notary Public

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

True Copy Certification

I, **Diane March,** 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 this the 31st day of December, 2021.

Affiant Signature
Date 12/31/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

