WARRANTY DEED

Karen Johnson Davidson County
Batch# 792620 DEEDWARR
01/19/2022 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $7,548.00
20220119-0007245

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR (VALUE) WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PATRICIA D. CAVITT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-122668

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pennington Bend, LLC, a Tennessee Limited Liability Company	New Owner	062-00-0-142.00
(NAME) 1209 Saxon Dr.	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Twenty-Five Thousand And No/100 Dollars ($725,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHIRLEY SMITH HAMES, A MARRIED WOMAN, AND TIMOTHY D. SMITH, AN UNMARRIED MAN, AS TENANTS IN COMMON, AND SHIRLEY SMITH HAMES AND TIMOTHY D. SMITH, CO-TRUSTEES OF THE TESTAMENTARY TRUST UNDER THE WILL OF JIM B. SMITH,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
PENNINGTON BEND, 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 lying in Davidson County, Tennessee, being the remaining part of the original Map 62, Parcel 142, of record in Book 7777, Page 105, more particularly described as follows:

Beginning at a point in the right-of-way of Pennington Bend Road at the common corner of Gleaves Farm Limited, of record in Book 6849, Page 546, said Register's Office at an iron pin, thence N 82 deg. 11' 43" E, 391.03 feet to an iron pin being the common line with Gleaves, S 37 deg. 52' 37" E 581.44 feet; to an

iron pin; thence S 81 deg. 59' 44" W, 136.0 feet to an iron pin; thence S 08 deg. 00' 16" E 150.12 and S 07 deg. 52' 37 East 581.44 00' feet to an iron pin; thence S 81 deg. 59' 44" W 256.33 feet to the margin of Pennington Bend Road; thence continuing with said road N 07 deg. 51' 41" W 748.13 feet to the point of beginning.

Being a portion of the same property conveyed to Jim B. Smith and Dorothy P. Smith, as tenants in common by Warranty Deed from John S. Medley and wife, Lorene S. Medley, as to their 1/4 interest of record in Book 7777, Page 105 Register's Office for Davidson County, Tennessee, dated February 21, 1989 and recorded on February 22, 1989. (Value or consideration as shown in aforementioned deed $100,000.00.)

The said Jim B. Smith died on June 22, 2001 and by his will in case no. 01P1262 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), he devised this property to Dorothy Presley Smith and the Testamentary Trust under the Will of Jim B. Smith.

Being a portion of the same property conveyed to Dorothy Presley Smith, Shirley Smith Hames and Timothy D. Smith, as Co-Trustees of the Testamentary Trust under the Will of Jim B. Smith, a twenty-four percent undivided interest by Quitclaim Deed from Dorothy Presley Smith, Executrix of the Jim B. Smith Estate of record in Instrument No. 20020910-0109361 Register's Office for Davidson County, Tennessee, dated September 6, 2002 and recorded on September 10, 2002.

The said Dorothy P. Smith died on October 7, 2017 and by her will in case no. 17P2002 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), she devised this property to Shirley Smith Hames and Timothy D. Smith.

Being the same property conveyed to Shirley Smith Hames and Timothy D. Smith, as tenants in common, as to a twenty-four percent undivided interest by Quitclaim Deed from Shirley Smith Hames and Timothy D. Smith, Co-Trustees, of the Dorothy Presley Smith Family Trust of record in Instrument No. 20180109-0002682 Register's Office for Davidson County, Tennessee, dated January 3, 2018 and recorded on January 9, 2018.

Subject to all easements, restrictions, rights of way of record, and taxes for the year 2022, a lien not yet due and payable. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

This property is not the homestead or residence of the Grantors.

unimproved ☒
This is property, known as 0 Pennington Bend Road, Nashville, TN 37214
improved

(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 our hands this 10 day of January, 2022.

Shirley Smith Hames and Timothy D. Smith, as tenants in common, and Shirley Smith Hames and Timothy D. Smith, Co-Trustees of the Testamentary Trust under the Will of Jim B. Smith

Shirley Smith Hames
Shirley Smith Hames

Timothy D. Smith
Timothy D. Smith

STATE OF TENNESSEE

COUNTY OF Williamson

On this 10 day of January, 20 22, before me personally appeared

Notary Public

Printed Name: Cynthia Roberts

Serial Number, if any: _____

My Commission Expires: 3/1/2022

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 January 10, 2022.

Date

Christie Daniels

Affiant Signature

January 12, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of January, 2022.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY