Karen Johnson Davidson County
Batch# 795382 DEEDWARR
01/26/2022 10:45:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20220126-0009373

TN21106179-Af

Commitment Number: TN21106179

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106179.

New Property Owner/Mail Tax Statements To:
Teddy L. Smith and **Greta S. Smith**, 1204 JASMINE LANE, LONGVIEW, TX 75604

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
084 01 0 129.00

GENERAL WARRANTY DEED

Teddy L. Smith and **Greta S. Smith,** husband and wife, and **Brandon L. Smith**, unmarried, hereinafter grantors, whose tax-mailing address is **853 ROSE PARK DR., NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Teddy L. Smith** and **Greta S. Smith**, husband and wife, hereinafter grantees, whose tax mailing address is **853 ROSE PARK DR., NASHVILLE, TN 37206**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF SECTION ONE, ROSE ESTATES OF RECORD IN PLAT BOOK 3700, PAGE 37, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Property Address is: 853 ROSE PARK DR., NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20170718-0072165 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 084 01 0 129.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 30, 2021:

Teddy L. Smith
Teddy L. Smith

Greta S. Smith
Greta S. Smith

SIGNED IN COUNTERPART
Brandon L. Smith

STATE OF Texas
COUNTY OF Gregg

The foregoing instrument was acknowledged before me on December 30, 2021 by **Teddy L. Smith, Greta S. Smith** and ~~**Brandon L. Smith**~~ **Brandon L. Smith** who are personally known to me or have produced Drivers Licenses as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

TROYAS BUFORD
Notary Public, State of Texas
Comm. Expires 10-13-2024
Notary ID 132726987

Executed by the undersigned on December 31, 2021:

SIGNED IN COUNTERPART
Teddy L. Smith

SIGNED IN COUNTERPART
Greta S. Smith

Brandon L. Smith

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 31, 2021 by ~~**Teddy L. Smith, Greta S. Smith**~~ and **Brandon L. Smith** who are personally known to me or have produced TN Driver Lic as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Maximum principal indebtedness for Tennessee recording tax purposes is $ 0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 31 day of December, 2021.

Affiant

Brandon L. Smith
Print Name

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Ella K Butler
Notary Public

My commission expires:

07/09/2024

Ella K Butler
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Gregg

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30 day of December, 2025.

Teddy L Smith
Affiant

TROYAS BUFORD
Notary Public, State of Texas
Comm. Expires 10-13-2024
Notary ID 132726987

Teddy L. Smith
Print Name

(Seal)

Troyas Buford
Notary Public

My commission expires:

10-13-2024

Troyas Buford
Print Name

Maximum principal indebtedness for Tennessee recording tax purposes is $0.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Gregg

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 30th day of December, 2021.

Greta A Smith
Affiant

GRETA S. SMITH
Print Name

TROYAS BUFORD
Notary Public, State of Texas
Comm. Expires 10-13-2024
Notary ID 132726987

(Seal)

Notary Public

My commission expires:

10-13-2024

Troyas Buford
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 DEC - 30, 2021

Aaron Avery

Affiant Signature

DEC 30 2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 30 day of DEC, 2021.

Pamuela L. Wood

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462