Return To:
Advantage Title And Escrow, Inc.
139 [illegible] Pike, Suite 823
Nashville TN 37217 Ltr 33

Karen Johnson Davidson County
Batch# 802673 DEEDWARR
02/09/2022 10:12:11 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20220209-0014868

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF January, 2022.

(Affix Seal) Notary Public

My Commission Expires: 5/2/22

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/02/2022

HULL-H21491

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
S&G Properties, LLC	NEW OWNERS	061.16-0-132.00 & 133.00
1054 Shady Stone Way		
Franklin, TN 37064-2159		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KAREN SUE CLARK AND BENJAMIN LEE SMITH AND ANGELA LYNNE SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto S&G PROPERTIES, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots No. 1 and 2, Block "E", on the Plan of Greenland Estates, as of record in Book 974, Page 13, Register's Office for said County.

Said Lots Nos. 1 and 2 front together 114.4 feet on the easterly side of Addine Street and extend back 160.7 feet on the northerly line with the southerly margin of Greenland Avenue, and 104.7 feet on the southerly line to a deadline, measuring 100 feet thereon.

Being the same property conveyed to Denton L. Smith and wife, Donna L. Smith by deed from George Cook and wife, Ruth Cook of record in Book 5508, Page 732, recorded on 10/03/1979, Register's Office for Davidson County, Tennessee.

Denton L. Smith having died on 08/12/2015, leaving Donna L. Smith as surviving tenant. Donna L. Smith a/k/a Donna Lynne Smith having died intestate on 11/16/2019.

Petition and Order for Administration Docket #20P326, Davidson County Probate Court, designating heirs as Benjamin Lee Smith, Angela Lynne Smith, and Karen Sue Clark. Affidavits of Heirship of record as instruments number 20220209-0014867 recorded on 2-9-22, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 1334 Greenland Avenue, Nashville, Tennessee 37216 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 28th day of January, 2022 :

Karen S. Clark
KAREN SUE CLARK

BENJAMIN LEE SMITH

Angela Lynne Smith
ANGELA LYNNE SMITH

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Kevin Tracy Williams, a Notary Public in and for said County and State, the within named KAREN SUE CLARK AND BENJAMIN LEE SMITH AND ANGELA LYNNE SMITH, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 28th day of January, 2022.

Notary Public

My Commission Expires: 02/24/2024

KEVIN TRACY WILLIAMS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN