Karen Johnson Davidson County
Batch# 807855 DEEDWARR
02/17/2022 01:49:20 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00
20220217-0018652

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2022

M Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Beverly McAndrews | New Owner | 188-10-0A-020-00CO |
| (NAME) 1104 Princeton Hills Drive | (NAME) | |
| (ADDRESS) Nolensville TN 37135 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DANIEL CAMERON SMELT AND KENNETH SMELT, A MARRIED COUPLE,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BEVERLY MCANDREWS, UNMARRIED WOMAN,**

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 in Davidson County, Tennessee, being Lot No. 20 on the Plan of Carothers Crossings, Phase 1, of record in Instrument No. 20070614-0071367, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel Cameron and Kenneth Smelt, primary and spouse by Deed dated June 8, 2018 from Regent Homes, LLC, a Tennessee limited liability company, recorded June 11, 2018, in Instrument Number 20180611-0055875, in the Official Records of Davidson County, Tennessee. Said Daniel Cameron and Kenneth Smelt having since been married, Daniel Cameron is now known as Daniel Cameron Smelt and Kenneth Smelt is now known as Kenneth Cameron Smelt.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1104 Princeton Hills Drive, Nolensville, TN 37135

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 16th day of February, 2022

Daniel Cameron n/k/a Daniel Cameron Smelt by Kenneth Cameron Smelt, his Attorney-In-Fact as atty in fact

Kenneth Smelt n/k/a Kenneth Cameron Smelt

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kenneth Cameron Smelt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Daniel Cameron Smelt and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Daniel Cameron Smelt..

Witness my hand and official seal this 16th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES: 11/3/25

STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN
COUNTY OF WILLIAMSON

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kenneth Cameron Smelt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as his/her free act and deed.

Witness my hand and official seal this 16th day of February, 2022.

Notary Public
MY COMMISSION EXPIRES: 11/3/25

STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN
COUNTY OF WILLIAMSON