Karen Johnson Davidson County
Batch# 811010 DEEDWARR
02/24/2022 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20220224-0021127

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jason E. Smith
470 Claircrest Drive
Antioch, TN 37013

SEND TAX BILL TO:
Jason E. Smith
3193 McCrary Rd.
Lebanon, TN 37090

MAP/PARCEL 162-01-0B-075.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara L. Butz, widowed, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Jason E. Smith, married, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 75 on the Plan of Phase Four, Clairmont, of record in Plat Book 6050, Page 424, 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 Lee J. Butz and wife, Barbara L. Butz by Warranty deed from Sheri H. Prow/Parsons and husband, Greg H. Parsons of record in Book 10365, page 932, Register's Office for Davidson County, Tennessee, dated February 28, 1997, and recorded on March 3, 1997. Lee J. Butz and Barbara L. Butz remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Lee J. Butz; therefore Barbara L. Butz was the surviving tenant by the entirety to property herein.

This is improved property known as: **470 Claircrest Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 24th day of January, 2022.

WITNESS MY HAND on this the 24th day of January, 2022.

Barbara L. Butz by Mitzi Nicole Bassham, as attorney-in-fact, recorded in Instrument No.
____202202240021126_____, Registers Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitzi Nicole Bassham, as attorney-in-fact for Barbara L. Butz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Barbara L. Butz, the within named bargainor, for the purposes therein contained by virtue of a Specific Power of Attorney duly executed by the said Mitzi Nicole Bassham, and recorded simultaneously herewith in Instrument no. ____202202240021126_____, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seals at office this 24th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

File No: 220016

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am 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 04, 2022

Affiant Signature

Date: 1-25-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25 day of January, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024