Karen Johnson Davidson County
Batch# 812584 DEEDWARR
02/28/2022 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220228-0022536

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00

Affiant

Subscribed and Sworn before me this 18th day of February , 2022.

Notary Public
My commission expires:
11-22-25

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Bart L. Hanchey and Tracy L. Hanchey 1920 Avalon Drive, Nashville, TN 37216	The same	073-05-0-028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cristina Marie Smith, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bart L. Hanchey and Tracy L. Hanchey, husband and wife, as tenants by the entirety,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Virginia Manor, as of record in Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Cristina Marie Sebree nka Cristina Smith by Corrected Quitclaim Deed from Margaret L. Sebree Albin, as a life estate dated October 8, 2004 and record November 22, 2004, appearing of record in Instrument No. 20041122-0139645, Register's Office for Davidson County, Tennessee. The said Margaret L. Sebree Albin having since died on November 29, 2021, leaving Cristina Smith as sole owner.

This is [✓] improved [ ] unimproved property known as 1920 Avalon Drive, Nashville, TN 37216 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of February, 2022

Cristina Marie Smith
Cristina Marie Smith

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cristina Marie Smith, a married woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 18th day of February, 2022.

Merissa L Leaver
Notary

MERISSA L. LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 11/22/2025

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 2-18-22 (date of document).

Jami K. Averwater
Signature

2-18-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 18th day of February, 2022

Notary Public
My Commission Expires: 11-22-25
Seal

ZACK BURDETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202202280022536