Return To:
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
16209

Karen Johnson Davidson County
Batch# 813725 DEEDWARR
03/02/2022 10:13:15 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20220302-0023506

WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

22004392

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOK Remodeling Group, LLC	Same as New Owner	
(NAME) 6309 Parkfield DR.	(NAME)	133 06 0 141.00
(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, **Lovie Jean Richardson Smith and Jerry Smith Sr., wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOK Remodeling Group, LLC** 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:

Being all of Lot No. 7 on the plan of Patterson Gardens of record in Plat Book 2083, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Joe Chrisman and wife, Minnie Q. Chrisman by Warranty Deed dated May 10, 1955 from Rufus W. Williams and wife, Margaret S. Williams, of record in Book 2398, Page 575, Register's Office for Davidson County, Tennessee. Joe Chrisman died July 21, 1979, vesting title in Minnie Q. Chrisman as surviving tenant by the entirety. Further conveyed to Lovie Jean Richardson and Minnie Q. Chrisman as joint tenants with rights of survivorship by Quitclaim Deed from Minnie Q. Chrisman of record in Book 7495, Page 432 and re-recorded in Book 7502, Page 25, said Register's Office. Minnie Q. Chrisman as since died on February 6, 1992, leaving property vested in Lovie Jean Richardson as surviving tenant.

Upon oath Lovie Jean Richardson Smith warrants, covenants and certifies that he/she is one and the same as Lovie Jean Richardson.

Jerry Smith, Sr. joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Lovie Jean Richardson Smith.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

Improved Property known as: **3503 Hewlett Drive, Nashville, Tennessee 37211**

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 our hands this 25th day of February, 2022.

Lovie Jean Richardson Smith

Lovie Jean Richardson Smith

Jerry Smith Sr.

Jerry Smith Sr.

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 Lovie Jean Richardson Smith and Jerry Smith Sr., the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 25th day of February, 2022.

Commission expires: 2-22-25

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167