THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138324** Karen Johnson Davidson County Batch# 813914 **DEEDWARR** 03/02/2022 01:39:27 PM 2 pgs Fees: $13.00 Taxes: $5,032.00 20220302-0023791	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,360,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2022. Notary Public My Commission Expires: 1/26/25 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner: Equity Trust Company Custodian FBO Brandon Kirby Jenkins ROTH IRA PO Box 2966 Brentwood, TN 37024	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158030023

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Randolph Smiley, Successor Trustee of the Robert Smiley and Nona Smiley Revocable Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Equity Trust Company Custodian FBO Brandon Kirby Jenkins ROTH IRA**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 37 on the Plan of Hillsboro Park, Section II, as of record in Book 2331, pages 61 and 62, Register's Office for said County.

Said Lot No. 37 begins at a point on the westerly margin of Kingsbury Drive, on the dividing line of Lots 3 7 and 38; thence westwardly along the dividing line of Lots Nos. 37 and 38, 237 feet to a point; thence southerly along the dividing line of Lots Nos. 37 and 69, 198 feet to the northern margin of Gardendale Drive; thence eastwardly along the northern margin of Gardendale Drive, 212 feet to the beginning of a curve; thence around said curve, 39.3 feet to a point thence northerly 173 feet along the westerly margin of Kingsbury Drive, to the point of beginning.

Being the same property conveyed to Robert Phillip Smiley and Nona Jones Smiley appearing as Trustees of The Robert Smiley and Nona Smiley Revocable Living Trust, by Quitclaim Deed from Robert Phillip Smiley and Nona Jones Smiley, of record in Instrument No. 20140221-0015155, Register's Office of Davidson County, Tennessee, dated February 12, 2014 and recorded on February 21, 2014. Robert Phillip Smiley having died on February 13, 2017 and Nona Jones Smiley having died on June 8, 2021 in Davidson County, Tennessee leaving Michael Randolph Smiley as Successor Trustee.

Also being the same property conveyed to Robert P. Smiley and wife, Nona J. Smiley, by Warranty Deed from Hillsboro Park, Inc., of record in Book 2493, Page 639, Register's Office of Davidson County, Tennessee, dated February 27, 1956.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hillsboro Park, as recorded in Plat Book 2331, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants for Hillsboro Park recorded in Book 2435, Page 237, Book 2446, Page 405, and Book 2447, Page 303.

Terms and conditions of the Water Main Extension between J.L. Webb and Paul W. Davis recorded in Book 872, Page 505.

Charter of the Baird Graham Company, LLC of record in Instrument No. 20060327-0034553

This is improved property located at 2001 Kingsbury Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2022.

The Robert Smiley and Nona Smiley Revocable Living Trust

MS TRUSTEE

By: Michael Randolph Smiley, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Randolph Smiley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Successor Trustee of The Robert Smiley and Nona Smiley Revocable Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES
2022