Karen Johnson Davidson County
Batch# 816436 DEEDWARR
03/07/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20220307-0025584

Name and Address of New Owner:
The Brown Family Irrevocable Trust u/a/d September 12, 2017
2200 Oakland Avenue
Nashville, TN 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 104-16-0-144.00

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, **Stephen L. Smith, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Brown Family Irrevocable Trust u/a/d September 12, 2017,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 151 on the Belmont Land Company's Plan of Lots called Belmont Heights, a plan of which is of record in Book 421, page 34, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen L. Smith from Thomas Edward Atkinson, as Executor of the Estate of Margaret L. Smith, and Judith Kay Smith Todd, by Quitclaim Deed dated August 26, 1998 and recorded August 27, 1998 in Book 11084, page 437, said Register's Office. Said property was never the principal residence of Stephen L. Smith or his spouse.

Being the same property PREVIOUSLY conveyed to Loyd M. Smith from Stephen Loyd Smith by Quitclaim Deed dated October 27, 1986 and recorded October 27, 1986 in Book 7020, page 969, said Register's Office. Being the same property conveyed to Loyd M. Smith and wife, Margaret L. Smith, from Loyd M. Smith and Larry R. Williams, as Trustee, by Quitclaim Deed dated March 8, 1993 and recorded March 9, 1993 in Book 8883, page 842, said Register's Office. Also being the same property title to which vested in Margaret L. Smith upon the death of her husband, Loyd M. Smith, by reason of their tenancy by the entirety. Also being the same property title to which vested in Stephen L. Smith and Judith Kay Smith Todd upon the death of Margaret L. Smith as all of her heirs-at-law.

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 22nd day of February, 2022.

(SEAL)
Stephen L. Smith

STATE OF TENNESSEE
COUNTY OF Dekalb

On this 22nd day of February, 2022, before me personally appeared Stephen L. Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of February, 2022.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Signature
My commission expires: 11-20-2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $930,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of February, 2022.

Notary Signature
My commission expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 February 22, 2022.

J. Carlton Drumwright

February 22, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 22, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY