WARRANTY DEED

Karen Johnson Davidson County
Batch# 818129 DEEDWARR
03/09/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $5,540.03
20220309-0026981

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,497,305.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-21-2024
(AFFIX SEAL)

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-02456

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert L Greenwood and Glee L Greenwood, husband and wife	Robert L Greenwood and Glee L Greenwood, husband and wife	
(NAME) 112 The Commons Drive	(NAME) 112 The Commons Drive	131-01-0G-008.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Ninety-Seven Thousand, Three Hundred Five Dollars And No/100 Dollars ($1,497,305.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONSTANCE A. SMITH, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L GREENWOOD AND GLEE L GREENWOOD, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of The Commons of record in Plat Book 6250, Page 527, 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 Gary R. Belz and spouse, Shelly Bass Belz by Warranty deed from John George Gianikas, a married person of record in Book 10514, page 67, Register's Office for Davidson County, Tennessee, dated June 30, 1997 and recorded on July 02, 1997. (Value or consideration shown in aforementioned deed $449,000.00.)

Being the same property conveyed to Constance A. Smith, a married person by Warranty deed from Gary R. Belz and spouse, Shelly Bass Belz of record in Instrument No. 20211013-0137836 Register's Office for Davidson County, Tennessee, dated October 12, 2021 and recorded on October 13, 2021. (Value of consideration shown in aforementioned deed $979,000.00.) Being also known as 112 The Commons Drive Nashville, Tennessee 37215.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR IN THAT NEITHER THEM NOR ANY FAMILY MEMBER RESIDES THERE

unimproved ☐
This is improved ☒ property, known as 112 The Commons Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Constance A. Smith, a married person this 28th day of February, 2022.

Constance A Smith
Constance A. Smith

STATE OF TENNESSEE

COUNTY OF Williamson

I, Megan Phillips, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Constance A. Smith, a married person personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of February, 2022.

Notary Public

My Commission Expires: My Commission Expires September 2, 2024

(SEAL)

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 2-28-22.

Affiant Signature

2-28-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY