Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-735

Karen Johnson Davidson County
Batch# 826006 DEEDWARR
03/22/2022 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20220322-0032717

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of March, 2022

Notary Public

Commission Expires: _____

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sara Ellyn Stephens & Eric Neal Smith 432 McClellan Avenue Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro Ave., Ste 100 San Antonio, TX 78216	133-01-0-177.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Joseph Thomas Munsey, an unmarried man, and Laura Ann Munsey and Kenneth D. Munsey, wife and husband, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Ellyn Stephens and Eric Neal Smith, wife and husband

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 the westerly 60 feet of the easterly 110 feet of an unnumbered lot lying immediately west of Lot No. 15, on the Plan of Radnor Terrace Subdivision, of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Radnor Terrace, formerly McClellan Avenue, at the southwest corner of the property conveyed to George H. Coleman by deed from Rufie Poteete and wife, of record in Book 1512, page 439, said Register's office, thence with Coleman's westerly line, northwardly 192 feet; thence westwardly 60 feet; thence southwardly and parallel with Coleman's westerly line, 192 feet to the northerly margin of Radnor Terrace; thence with same eastwardly 60 feet to the beginning.

Being the same property conveyed to Joseph Thomas Munsey, a unmarried man, Laura Ann Munsey and Kenneth D. Munsey, wife and husband, as Joint tenants with rights of survivorship, by Warranty Deed from Alyssa Niekamp, formerly known as Alyssa Ferraro, married, of record in Instrument No. 20190701-0063757 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on July 1, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 432 McClellan Avenue, Nashville, TN 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 so 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.

Dated this the 2nd day of March, 2022.

Joseph Thomas Munsey

Laura Ann Munsey by Joseph Thomas Munsey, her attorney in fact
Laura Ann Munsey by Joseph Thomas Munsey, her Attorney-In-Fact

Kenneth D. Munsey by Joseph Thomas Munsey, his attorney in fact
Kenneth D. Munsey by Joseph Thomas Munsey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
HP

On this 2nd day of March, 2022, before me personally appeared **Joseph Thomas Munsey**, 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 2nd day of March, 2022.

Notary Signature
My commission expires:

KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
HP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Thomas Munsey** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Joseph Thomas Munsey and Joseph Thomas Munsey,** and acknowledged that as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. _____ in the Register's Office of **Davidson** County, Tennessee.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:

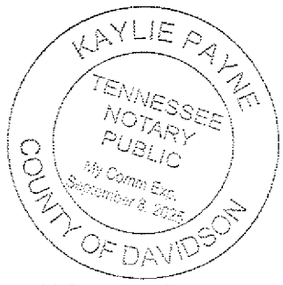
KAYLIE PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 8, 2025
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
HP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Thomas Munsey** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Joseph Thomas Munsey and Joseph Thomas Munsey,** and acknowledged that as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. _____ in the Register's Office of **Davidson** County, Tennessee.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:

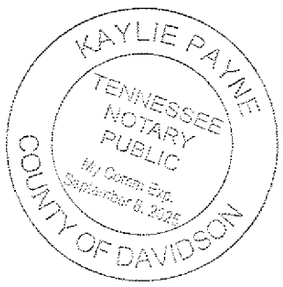


STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
HP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Thomas Munsey** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Laura Ann Munsey,** and acknowledged that as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. __202203220032716____ in the Register's Office of **Davidson** County, Tennessee.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Williamson
HP

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joseph Thomas Munsey** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Kenneth D. Munsey,** and acknowledged that as said power of attorney executed the same as their free act and deed by virtue of an instrument of record in Instrument No. __202203220032715____ in the Register's Office of **Davidson** County, Tennessee.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Joshua A. Terry, 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 3/2/22.

Affiant Signature

3/3/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/3/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON