Karen Johnson Davidson County
Batch# 826548 DEEDWARR
03/22/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20220322-0032996

WARRANTY DEED

DM-BR-22-1308

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,040,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrea Redding Dragnich and Alexander Dragnich	**First Horizon Bank**	
(NAME)	(NAME)	**142 16 0A 068.00**
1308 Falkirk Court	**165 Madison Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Memphis, TN 38103**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA H. SMITH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA REDDING DRAGNICH AND ALEXANDER DRAGNICH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 68 on the Plat of Phase Two of Devon Park, A Planned Unit Development, of record in Book 6250, Page 432, in the Register's Office for said County.

Said Lot No. 68 fronts 85.00 feet on the Northeasterly margin of Falkirk Court and extends back between parallel lines 136.22 feet, to a dead line.

Being the same property conveyed to Emmett W. Smith and spouse, Patricia H. Smith by Warranty Deed from Cherry D. Williams, unmarried of record as Instrument No. 20050210-0015436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Smith Revocable Living A. Trust for married person October 12, 2012, Emmett W. Smith, Trustor and/or Trustee by Quitclaim Deed from Emmett W. Smith of record as Instrument No. 20121114-0104839, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia H. Smith, here as Trustee by Quitclaim Deed from The Smith Revocable Living A Trust for married person dated October 12, 2012, Emmett W. Smith Trustor and/or Trustee of record as Instrument No. 20160831-0091485, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia H. Smith by Quitclaim deed from The Smith Revocable Living A Trust for married person dated October 12, 2012, Emmett W. Smith, Trustor and/or Trustee of record as Instrument No. 20170629-0065509, Register's Office for Davidson County, Tennessee; the said Quitclaim Deed referenced Lot No. 68 incorrectly as Lot No. 65 due to a scrivener's error by inadvertence or mistake; the above named Emmett W. Smith having since died July 24, 2015, with an estate being of record in Docket No. 15P1468, in the Seventh Circuit Court of Davidson County, Tennessee. Denis Grimes being granted the authority to sign on behalf of the said Patricia H. Smith a/k/a Patricia Grimes Smith by that Durable General Power of Attorney recorded as Inst. No. 20220314-0029298 RODCT.

This conveyance is subject to:
- Property taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two of Devon Park, A Planned Unit Development, as recorded in Plat Book 6250, Page(s) 432.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 6176, Page 1, as amended in Book 6541, Page 542 and Book 6967, Page 156.
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 2439, Page 183.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 252 and Book 6503, Page 144.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1308 Falkirk Court, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF MARCH, 2022.

Patricia H. Smith a/k/a Patricia Grimes Smith by Denis Grimes as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENIS GRIMES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICIA H. SMITH, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICIA H. SMITH.

Witness my hand and official seal, this the 10th of March, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
09/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Lisa Wagner, 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 03/10/2022 (date of document).

Affiant Signature

03/14/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

