Karen Johnson Davidson County
Batch# 827244 DEEDWARR
03/23/2022 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20220323-0033435

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: May 18, 2024

(AFFIX SEAL)

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Srock	OWNER	107-13-0-A 046.00 CO
(NAME)	(NAME)	
P.O. Box 408		
(ADDRESS)	(ADDRESS)	
Plymouth, WI 53073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randall E. Smith and Rosalyn A. Smith, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ryan Srock,** 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 Unit No. 946 (Parcel 46) in a Horizontal Property Regime of Four Maples Condominium, of record in Plat Book 5200, Page 283, Register's Office for said County, to which reference is hereby made for a more complete description.**

Being the same property conveyed to Randall E. Smith and Rosalyn A. Smith, husband and wife by deed of record in Instrument No. 20060718-0086399, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 946 Coarsey Drive, Nashville, TN 37217
(House Number) (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.

Witness my hands this 14th day of March, 2022.

Randall E. Smith

Rosalyn A. Smith

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Randall E. Smith and Rosalyn A. Smith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2022.

Notary Public Kelsie Holloway
My Commission Expires: May 18, 2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

File No.: 22597

I, Kelsie Holloway 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 3/14/2022 (date of document).

Kelsie Holloway

Affiant Signature

3/15/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15 day of March, 2022

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

