1

WARRANTY DEED

John M. Wells
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 $385,501.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2022

Notary Public 3/7/2023

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 830253 DEEDWARR
03/29/2022 09:26:34 AM 2 pgs
Fees: $13.00 Taxes: $1,426.35

20220329-0035932

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roderick Gaddy	SWBC Mortgage	
(NAME)	(NAME)	
208 Woodland Court	9311 San Pedro #100	086-14-0B-102.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Allan Smith and Ann Smith, husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roderick Gaddy, II, a unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 52 on the Plan of Final Plat Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Page (s) 738 and 739, 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 Richard Duncan, Jr. by Warranty deed from Beverly Cohron McManus and wife, Kevin Thomas McManus of record in Instrument No. 20030812-0115216 Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on August 12, 2003.

Being the same property conveyed to Richard E. Duncan, Jr., and wife, Christie N. Duncan by Quitclaim deed from Richard E. Duncan, Jr. of record in Instrument No. 20050908-0108084 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 08, 2005.

Being the same property conveyed to Richard E. Duncan, Jr. by Quitclaim deed from Christie N. Duncan of record in Instrument No. 20090106-0001118 Register's Office for Davidson County, Tennessee, dated December 22, 2008 and recorded on January 06, 2009.

Being the same property conveyed to Allan Smith and Ann Smith, married by Warranty deed from The Estate of Richard E. Duncan, Jr. of record in Instrument No. 20210806-0106467 Register's Office for Davidson County, Tennessee, dated August 03, 2021 and recorded on August 06, 2021.
Being also known as 208 Woodland Court Hermitage, Tennessee 37076.

This is property more commonly known as 208 Woodland Court, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 25th day of March, 2022.

Allan Smith

Ann Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2022, before me personally appeared Allan Smith and Ann 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 25th day of March, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025