Karen Johnson Davidson County
Batch# 832236 DEEDWARR
03/31/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20220331-0037404

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Jason Lee
470 Claircrest Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owners

MAP/PARCEL 162-01-0B-075.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jason E. Smith, a married man, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Jason Lee, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 75 on the Plan of Phase Four, Clairmont, of record in Plat Book 6050, Page 424, 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 Jason E. Smith, married by Warranty deed from Barbara L. Butz, widowed of record in Instrument No. 20220224-0021127 Register's Office for Davidson County, Tennessee, dated January 24, 2022, and recorded on February 24, 2022.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **470 Claircrest Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 23rd day of March, 2022.

WITNESS MY HAND on this the 23rd day of March, 2022.

Jason E. Smith

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jason E. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of March, 2022.

NOTARY PUBLIC

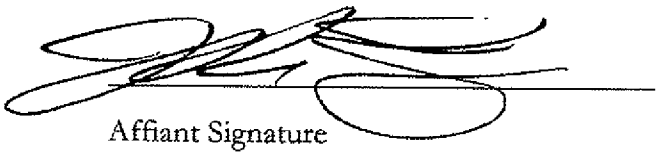
My Commission Expires: 09-09-23

File No: 220123

202203310037404

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 3-23-22.



Affiant Signature

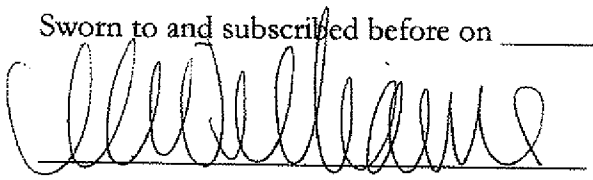
3-24-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-24-22.



Notary Public

My Commission Expires: 5.23.23

