39B

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 6-6-2025
(AFFIX SEAL)

BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON CHERYL

Karen Johnson Davidson County
Batch# 832987 DEEDWARR
04/01/2022 09:30:20 AM 2 pgs
Fees: $13.00 Taxes: $2,060.90

20220401-0037819

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37(

File No.: ST22-030489

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leah Sirota Rosenstiel	FIRST BANK	
(NAME)	(NAME)	
1208 Lischey Avenue	722 COLUMBIA AVE	071-15-0-463
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	FRANKLIN TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS ($557,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAPHAEL FORD SMITH V AND RACHEL KATHRYN BELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAH SIROTA ROSENSTIEL ~~AND~~, UNMARRIED WOMAN**, 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 Northerly 13 feet of Lot No. 30 and the Southerly 33 feet of Lot No. 31 in Sharpe and Horn's First Addition to Northeast Nashville, as of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Northerly part of Lot No. 30 and the Southerly part of Lot No. 31 front together 46 feet on the Westerly side of Lischey Avenue or North 4th Street and back between parallel lines 160 feet, more or less, to an alley.

Being the same property conveyed to Raphael Ford Smith and Rachel Kathryn Bell, as tenants in common with right of survivorship by Warranty Deed from Thomas Gilbert Mercado and Kathleen Smith-Mercado, husband and wife, dated 02/27/2018 and recorded 02/28/2018, of record in Instrument 20180228-0018831, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1208 Lischey Avenue, Nashville, TN 37207
(House No.) (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/our hand(s) this the 31st day of March, 2022

Raphael Ford Smith V

Rachel Kathryn Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Raphael Ford Smith V and Rachel Kathryn Bell, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2022.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON