THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220239653** Karen Johnson Davidson County Batch# 833628 **DEEDWARR** 04/01/2022 02:49:52 PM 2 pgs Fees: $13.00 Taxes: $3,607.50 20220401-0038279	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2022. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 2-2-22

WARRANTY DEED

Address New Owner: Robert L. Smith, III and Mary Pollack Smith 715 Bresslyn Road Nashville TN 37205	Send Tax Bills To: First Bank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 115-08-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian W. Voecks and Mercedes D. Voecks, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert L. Smith, III and Mary Pollack Smith, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Plan of Brook Meade Section IV, of record in Plat Book 2133, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN W. VOECKS and MERCEDES D. VOECKS, HUSBAND AND WIFE, by deed from MELANIE PATTERSON BLANK, of record in Instrument No. 20190702-0064413 , dated June 28, 2019 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 115-08-0-021.00.

Matters shown on the Plan of record in Plat Book 2133, page 93, said Register's Office.

This is improved property located at 715 Bresslyn Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2022.

Brian W. Voecks

Mercedes D. Voecks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian W. Voecks and Mercedes D. Voecks, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2022.

Notary Public

My Commission Expires: 07-09-2022

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022