6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 840243 DEEDWARR
04/18/2022 08:38:38 AM 2 pgs
Fees: $13.00 Taxes: $2,898.95

20220418-0043832

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $783,500.00

Theresa L Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 5/5/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zach Smith Paige Taylor Smith	Castle & Cooke Mortgage, LLC	129-01-0-053.00
(NAME)	(NAME)	
6542 Rolling Fork Dr	13751 South Wadsworth Park Drive,	
(ADDRESS)	(ADDRESS) Suite 101	
Nashville, TN 37205	Draper, UT 84020	
(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, I, **James R. Nolan, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **ZACHARY PHILIP SMITH AND PAIGE TAYLOR SMITH , HUSBAND AND WIFE,** 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 all of Lot No. 879, on the Plan of Resubdivision of Lots 1006 & 879 of West Meade Farms, Inc., as shown by plat appearing of record in Plat Book 4300, Page 110, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James R. Nolan, unmarried man from Caroline E. Shore, unmarried by Warranty Deed on June 24, 2019, of record in Instrument Number 20190626-0061818, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 4300, Page 110, Register's Office for Davidson County, Tennessee.

Subject to restrictions, dedication, conditions, reservations, easements and other matters shown on plat of record in Plat Book 2331, Page 102; Plat Book 2663, Page 54 and Plat Book 4300, Page 110, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 6542 Rolling Fork Dr, Nashville, TN 37205
(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/our hands this 12th day of April, 2022.

James R. Nolan

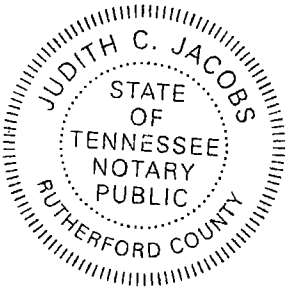
James R. Nolan

State of Tennessee
County of Davidson

Personally appeared before me James R. Nolan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2022.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23



File No.: 202203032