WARRANTY DEED

Karen Johnson Davidson County
Batch# 841601 DEEDWARR
04/19/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20220419-0044798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josefina Carrera De Jennette	New Owner	Map: 10803009500
(NAME) 3024 Casa Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED ELEVEN THOUSAND AND NO/100 DOLLARS ($211,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRVING G. SMITH AND DOROTHY M. SMITH, CO-TRUSTEES OF THE IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST UNDER AGREEMENT DTD SEPTEMBER 1, 2014, AS AMENDED AND RESTATED OCTOBER 29, 2015,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEFINA CARRERA DE JENNETTE, MARRIED 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:

Being Lot No. 106-B, on the Plan of Zone Lot Division Lots 42-48 & 102-107, Section Five, Patio Villa, of record in Plat Book 5200, Page 686, amending Plat Book 5800, Page 335 and Plat Book 5200, Page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Irving and Dorothy Smith Community Property Trust under Agreement dtd September 1, 2014, as amended and restated October 29, 2015, by deed from Irving G. Smith and Dorothy M. Smith, of record in Instrument No. 20151110-0114234, dated October 29, 2015, Also see Warranty Deed in Instrument No. 20060111-0004436, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 686, amending Plat Book 5800, Page 335 and Plat Book 5200, Page 633, said Register's Office; (3) Rules and Regulations of record in Book 7266, Page 827, Register's Office for Davidson County, Tennessee; (4) Easement for Water Main of record in Book 6021, Page 919, Book 6165, Page 742 and Book 6422, Page 55, Register's Office for Davidson County, Tennessee; (5) Easement for Sanitary Sewer Lines of record in Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843 and Book 6422, Page 60, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 3024 Casa Dr., Nashville, TN 37214
(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 our hands this 11th day of April, 2022.

Irving and Dorothy Smith Community Property Trust

BY:_____
Irving G. Smith
Co-Trustee

BY:_____
Dorothy M. Smith
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Irving G. Smith and Dorothy M. Smith, Co-Trustees of the Irving and Dorothy Smith Community Property Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oath, acknowledged themselvesf to be the Co-Trustees, of the Irving and Dorothy Smith Community Property Trust, and that they as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Irving G. Smith and Dorothy M. Smith, as Co-Trustee.

Witness my hand and official seal this 11th day of April, 2022.

My commission expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 4-11, 2022.

Affiant
Date: April 12, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of April 2022.

Notary Public

My Commission Expires: 5/5/2025

