Karen Johnson Davidson County
Batch# 845774 DEEDWARR
04/26/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20220426-0047882

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

April D. Blidenman
Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 12th day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-138

Address of New Owner:	Send Tax Bills to:	Tax Information:
B&D Development Group, LLC	New Owners	
4255 Kings Lane		081-03-0-160.00
Nashville, TN, 37218		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Austin E. Smith, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

B&D Development Group, LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Lot Number 1 in Shankland's Resubdivision of Lot Number 7 in the Subdivision of Lot Number 33 in Ownes Buena Vista Plan of Lots as of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, fronting 50 feet on the Easterly side of Fourteenth Avenue North (or Nance Street) and runs back between parallel lines along the margin of Adams Street, more or less, one hundred and seventeen feet to an alley.

Being the same property conveyed to Mary Margaret Smith, unmarried, by Warranty Deed from Robert L. Fitzgerald, being the sole heir at law of Annie Fitzgerald, of record in Instrument No. 20010622-0066455 Register's Office for Davidson County, Tennessee, dated June 21, 2001 and recorded on June 22, 2001.

The said Mary Margaret Smith having died on or about August 28, 2007.

Affidavit of Heirship of record in October 5, 2007, in Instrument Number 20071005-0119075, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Austin E. Smith by Quitclaim deed from Tyler A. Smith of record in Instrument No. 20071005-0119076 Register's Office for Davidson County, Tennessee, dated October 04, 2007 and recorded on October 05, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2216 14th Avenue, Nashville, TN 37208.**

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 12th day of April, 2022.

Austin E. Smith

Austin E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2022.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/12/2022.

D. Shayne Adair

4/14/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 14 day of April, 2022.



Notary Public
My Commission Expires: 03/07/2026