This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16662-MC

STATE OF TENNESSEE
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 846964 DEEDWARR
04/28/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20220428-0048904

The actual consideration or value, whichever is greater, for this transfer is $428,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2022.

Notary Public
My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Linsy Wade and Jason Lowrie 112 Clifton Court Old Hickory, TN 37138	Same As New Owner	063-04-0-008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joshua W. Smith, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Linsy Wade, an unmarried woman and Jason Lowrie, an unmarried man, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the Plan of Clifton Place, as of record in Book 2854, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the West side of Clifton Court, and runs back 135 feet on the North line and 135.6 feet on the South line, to a dead line in the rear on which is measures 100 feet.

Being the same property conveyed to Joshua W. Smith, an unmarried man by Warranty deed from Stephen E. Marshall, married of record in Instrument No. 20180326-0028142 Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 26, 2018.

This is ☒ improved or ☐ unimproved property located at: **112 Clifton Court, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2022 and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 6th day of April, 2022.

GRANTOR:

Joshua W. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joshua W. Smith,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of April, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202204280048904

Certificate of Authenticity

I, Beth Cooper, 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 **April 6, 2022**.

Affiant Signature

April 6, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

6th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

