Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 849961 DEEDWARR
05/03/2022 10:52:51 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20220503-0051178

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62510
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jan L. Ware Kyle Patterson Ware Sr. Kyle Patterson Ware Jr. 845 Crestridge Drive Nashville, TN 37204	New owner

TAX MAP PARCEL NUMBERS: 11810015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$699,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mr. and Mrs. Smith Rentals, LLC a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Patterson Ware, Jr., unmarried man, and Kyle Patterson, Sr. and Jan L. Ware, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** * Joint tenants with right of survivorship

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Pleasant Valley of record in Book 1424, page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mr. and Mrs. Smith Rentals LLC, a Tennessee limited liability company, by Warranty Deed from Whitney Rhys Gorham and Jessica Donnelly Gorham, a married couple, dated August 11, 2020 and recorded on August 12, 2020, of record in Instrument No. 20200812-0090045, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1424, page 63, said Register's Office, shows an owner's certificate, a 60 foot minimum building setback line from Crestridge Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 845 Crestridge Drive, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said

land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2022.

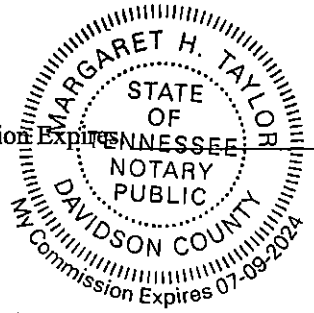
Mr. and Mrs. Smith Rentals, LLC,
a Tennessee limited liability company

By: Arthur H. Smith III
Arthur H. Smith, III, Sole Member

State of Tennessee

County of Davidson

On this 29th day of April, 2022, before me the undersigned authority, personally appeared Arthur H.. Smith, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who, upon oath, acknowledged such person to be the sole member of Mr. and Mrs. Smith Rentals, LLC a Tennessee Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained and acknowledged the execution as a free act and deed of the limited liability company.



Margaret H Taylor
Notary

My Commission Expires: 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

AN S
Affiant

Sworn and subscribed before me this 29th day of April, 2022.

Notary

My Commission Expires: 03/06/24

