This Instrument Prepared By:

David M. Smythe
SMYTHE HUFF & MURPHY, PC
1222 16th Avenue South
Suite 301
Nashville, Tennessee 37212
(615) 255-4849

Karen Johnson Davidson County
Batch# 851656 DEEDWARR
05/06/2022 10:37:17 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220506-0052431

TENNESSEE WARRANTY DEED

Address New Owner(s) As Follows:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Chancy DePriest and Bianca DePriest 4511 Tarpon Dr. Smyrna, TN 37167	Same	Map No. 45 Parcel No. 36 & 37

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $325,000.00.

Stephanie Glen
Affiant

Subscribed and sworn to before me, this 5th day of May, 2022.

Notary Public

My Commission Expires: 7/1/23

SANDY MCCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INDENTURE, made this 5th day of May, 2022 by and between David M. Smythe and wife, Cynthia G. Smythe, of Davidson County, Tennessee ("Grantors") and Chancy DePriest and wife, Bianca DePriest of Rutherford County, Tennessee ("Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and no/100 ($10.00) Dollars and for other good and valuable consideration in hand paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto said Grantees the following described premises, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein:

TRACT 1 (Parcel 36):

Beginning at a point in Marrowbone Road, the most westerly corner of Tant; thence with Tant's line, South 87 degrees 56 minutes 18 seconds East 109.17 feet to a 4 inch stone; thence South 67 degrees 01 minute 23 seconds East passing through a walnut tree near the bank of a creek 200.71 feet to a point in the creek; thence with the creek, North 85 degrees 31 minutes 08 seconds East 197.85 feet; thence leaving Tant's line and the creek South 38 degrees 08 minutes 32 seconds West 556.16 feet to an iron pin; thence North 64 degrees 09 minutes 23 seconds West crossing said creek 499.05 feet to an iron pin in the center of said road; thence with the center of the road and a curve having a radius of 522.87 feet, a distance of 268.20 feet to a point and continuing with the center of said road, North 55 degrees 45 minutes 15 seconds East 153.98 feet to the beginning, containing 5 acres, more or less, according to survey of P.A. Chapdelaine, Jr., dated May 27, 1983.

Being the same property conveyed to David M. Smythe and wife, Cynthia G. Smythe, by Tennessee Warranty Deed from Charles R. Barrett, Sr. of record in Instrument No. 20010907-0097539, Register's Office for Davidson County, Tennessee.

TRACT 2 (Parcel 37):

Land located in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the middle of a 50 foot easement of ingress and egress, the same being the Southeast corner of a 5.00 acre tract heretofore conveyed to Charles Barrett and wife, Sandra Barrett; thence with Barrett's East line, North 16 degrees 44 minutes 00 seconds East 344.45 feet to an iron pin, same being the Northeast corner of Barrett; thence North 38 degrees 08 minutes 32 seconds East 556.16 feet to a corner in the middle of a creek; thence North 85 degrees 31 minutes 08 seconds East 159.51 feet to a point in the center of the creek; thence South 86 degrees 38 minutes 23 seconds East 263.00 feet to an iron pin; thence South 03 degrees 38 minutes 03 seconds East 714.05 feet to an iron pin in the middle of said 50 foot easement; thence with the centerline of said easement as follows: North 41 degrees 33 minutes West 12.28 feet; North 44 degrees 59 minutes West 139.36 feet; North 81 degrees 26 minutes West 118.74 feet; South 73 degrees 42 minutes West 142.53 feet; South 63 degrees 37 minutes West 113.33 feet; South 56 degrees 46 minutes West 186.68 feet; and North 86 degrees 54 minutes 44 seconds West 291.39 feet to the beginning, containing 11.06 acres, more or less, according to a survey of P.A. Chapdelaine, No. 952, dated May 27, 1983.

Being the same property conveyed to David M. Smythe and wife, Cynthia G. Smythe, by Trustee's Deed from William G. Wilkinson, Trustee, of record in Book 10932, Page 231, said Register's Office.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns forever.

And said Grantors, for themselves and their heirs, representatives, successors, and assigns do hereby covenant with said Grantees, their heirs, executors, administrators, representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the premises herein conveyed; have full power, authority and right to convey the same; that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever; and that said premises are free from all encumbrances except those of record or applicable to said premises and that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The designation of the parties to this instrument in either the plural or the singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, the feminine and neuter genders.

IN WITNESS WHEREOF, Grantors have executed this instrument the date first above written.

By: _____
David M. Smythe

By: _____
Cynthia G. Smythe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth K. Gray, a Notary Public in and for the said county and State, the within named bargainors, **David M. Smythe and wife, Cynthia G. Smythe**, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purpose therein contained by signing their names to the instrument.

Witness my hand and official seal at office this 5th day of May, 2022.

_____
Notary Public

ELIZABETH K. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:

06/12/2023