This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
615-822-8332 – phone
615-822-8172 - fax

Karen Johnson Davidson County
Batch# 853488 DEEDWARR
05/11/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220511-0053835

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, **SUSANNA KAY SMITH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNAMARIE BERNARD, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 183 ON THE PLAN OF STARDUST ACRES OF RECORD IN PLAT BOOK 1424, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SUSANNA KAY SMITH BY WARRANTY DEED FROM JEREMY DOMINIC JOHNSON AND ELIZABETH A. JOHNSON, HUSBAND AND WIFE, DATED JUNE 25, 2015, RECORDED JUNE 26, 2015, OF RECORD IN INSTRUMENT NO. 20150626-0061574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 1217 SATURN DR., NASHVILLE, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 2ND day of MAY 2022.

SUSANNA KAY SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SUSANNA KAY SMITH**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

DONE at offices in HENDERSONVILLE, TN, on this the 2ND day of MAY 2022.

NOTARY PUBLIC
My commission expires: 7-2-24

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$365,000.00**

Affiant

Subscribed and sworn to before me, this the 2ND day of MAY 2022.

NOTARY PUBLIC
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
ANNAMARIE BERNARD
1217 SATURN DR.
NASHVILLE, TN 37217

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 120-01-0-107.00

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-2-22.

Affiant Signature

5-2-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of May, 2022

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON