RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson Davidson County
Batch# 862199 DEEDWARR
05/25/2022 09:53:50 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220525-0060491

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $430,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of May, 2022.

NOTARY PUBLIC

My commission expires: 1-17-24

THIS INSTRUMENT PREPARED BY ~~& RETURN~~ TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Katherine H. Smith and Matthew M. Smith	owner	084-08-0-055.00
(NAME)	(NAME)	
3005 Delaney Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $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 **Jack L. Barron and Lou P. Barron, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Katherine H. Smith and Matthew M. Smith, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 209, as shown on the map entitled Section Seven, Lincoya Hills, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACK L. BARRON AND LOU P. BARRON, by deed from CATHERINE CARTER, of record as Instrument No. 20140815-0074072, dated July 30, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 3005 Delaney Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of May, 2022.

Jack L. Barron

Lou P. Barron

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack L. Barron and Lou P. Barron, the herein bargainor, 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, this the 24th day of May, 2022.

Notary Public
My Commission Expires: 4/28/23

