Karen Johnson Davidson County
Batch# 869963 DEEDWARR
06/13/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220613-0066928

Name and Address of New Owner:
Melani L. Smith Weed
712 Neelys Bend Road
Madison, TN 37115

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22050926

Map and Parcel: 052 02 0 236.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Francis W. Foley**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Melani L. Smith Weed**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 19 on the Preliminary plat of Rainbow Terrace Subdivision, Section IV, not of record and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, June 27, 1 953, as follows:

Beginning at an iron pin in the Easterly margin of Hillcrest Drive, at a point 198 feet South of a concrete monument at a curve near the intersection of the South margin of Yowell Avenue, being the corner of Lots 19 & 20; thence with the fine between said lots, South 79 degrees East 418.9 feet to an iron pin which is 212.5 feet South of the South margin of Yowell Avenue; thence South 15 degrees 08 minutes West 112.1 feet to a corner of Lot 18; thence with the line between Lots 18 & 19 North 78 degrees 55 minutes West 412.2 feet to the Easterly margin of Hillcrest Drive; thence with the margin of the same, North 12 degrees 05 minutes East 112 feet to the beginning.

Being the same property conveyed to Francis W. Foley by Special Warranty Deed from Bank of America N.A. of record in Instrument No. 20120606-0049195, Register's Office for Davidson County, Tennessee, dated March 14, 2012 and recorded on June 06, 2012.

This conveyance is subject to Agreement for Dedication of Easement of record in Book 6313, Page 790, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 309 Hillcrest Dr., Madison, TN 37115

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 2nd day of June, 2022.

Francis W. Foley

State of Tennessee

County of Rutherford

Personally appeared before me, Francis W. Foley with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd of June, 2022.

HOPE WILSON COLEMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8/17/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00.

Affiant Signature

Subscribed and sworn to before me, this 2nd day of June, 2022.

HOPE WILSON COLEMAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 8/17/2025

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/2/22 (date of document).

L Vaught
Affiant Signature

6/6/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of June, 2022.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

