Karen Johnson Davidson County
Batch# 871666 DEEDWARR
06/15/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220615-0068182

WARRANTY DEED

File No. EY-22-2566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 1/22/24

(AFFIX SEAL)

JORDYN SCHUMM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michaela Kent	Same	
(NAME)	(NAME)	104-01-0-108.00
3721 Sentinel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Allie Arnette Smallwood f/k/a Allie Elise Arnette, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michaela Kent, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Second Revised Valley View Subdivision, Section One of record in Plat Book 2331, Page 113, 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 Allie Elise Arnette, an unmarried woman by Warranty deed from Nancy H. Fairchild, an unmarried woman of record in Instrument No. 20160711-0070578 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 11, 2016. Allie Elise Arnette having since married and is now known as Allie Arnette Smallwod.

Forbes Smallwood joins in this conveyance to convey any interest he may have in the subject property as the spouse of Allie Arnette Smallwood f/k/a Allie Elisa Arnette.

This is property more commonly known as 3721 Sentinel Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand this 31st day of May, 2022.

Allie Arnette Smallwood

Forbes Smallwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared Allie Arnette Smallwood and Forbes Smallwood, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2022.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I am a licensed attorney and/or 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 May 31st 2022.

Date

Affiant Signature

June 1, 2022
Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 1st day of June, 2022

Notary's Signature

My Commission Expires: 05.21.2025
Date

Notary's Seal (if on paper)

