THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541241** Karen Johnson Davidson County Batch# 873814 DEEDWARR 06/17/2022 02:42:19 PM 2 pgs Fees: $13.00 Taxes: $4,347.50 20220617-0069827	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Margaret Smith Affiant Subscribed and sworn to before me, this 16th day of June, 2022. S. Denise Woods Notary Public My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner: Louise A. Mawn 924 Montrose Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-01-0-306.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lucile Smith and Daniel Smith, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Louise A. Mawn, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 104, as shown on the map entitled Montrose Place, of record in Plat Book 57, page 93, 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 ELLEN LUCILE RICH, by deed from LEE ANN LAMBDIN, of record in Instrument No. 20140819-0075367 , dated August 15, 2014 , said Register's Office.

Ellen Lucile Rich having since married and is now known as Lucile Smith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 118-01-0-306.00.

Matters shown on the Plan of record in Plat Book 57, page 93, said Register's Office.

This is improved property located at 924 Montrose Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of June, 2022.

Lucile Smith

Daniel Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucile Smith and Daniel Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2022.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024