Karen Johnson Davidson County
Batch# 878076 DEEDWARR
06/27/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20220627-0073066

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June, 2022.

Notary Public
My commission expires: 10-24-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Trinity Project 2, LLC	**New Owner**	**04116003800**
1821 Apple Valley Circle		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

Deborah Smith, unmarried, and Rita Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Trinity Project 2, LLC

HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 148 on the Plan of Bellshire Estates, Section V, as shown on plat of record in Plat Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Johnnie M. Smith and wife, Janie M. Smith by Warranty Deed from James Matthew Bearden, Jr. and wife, Kimberly D. Bearden, dated May 29, 1997 and filed for record on June 2, 1997 in Book 10473, page 816, Register's Office for Davidson County, Tennessee. The said Johnnie M. Smith died on November 7, 2018, vesting title to the property solely in Janie M. Smith by virtue of tenancy by the entirety. The said Janie M. Smith died intestate on March 28, 2019, and her Estate was never probated. Deborah Smith and Rita Smith are the sole heirs of Janie M. Smith, reference made to Affidavits of Heirship of record in Record Book 1869, page 3422, and Record Book 1870, page 3875, Register's Office for Rutherford County, Tennessee. Said Affidavits of Heirship are also filed for record simultaneously herewith as Instrument No. 202206270073064 and Instrument No. 202206270073065, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1112 Bellshire Dr, Nashville, TN 37207.

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 in 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.

Deborah Smith Date: 06-14-22
Deborah Smith

Rita Smith Date: 06-14-22
Rita Smith

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Deborah Smith and Rita Smith, the within named Grantor(s), 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, at office, this 14th day of JUNE, 2022.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Kristen Traini, 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 6/14/2022.
Date

Affiant Signature

6/14/2022
Date

State of TN
County of SUMNER

Sworn to and subscribed before me this 14th day of JUNE, 2022.

Notary's Signature
My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER