WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Y-CRE-22-7524

Karen Johnson Davidson County
Batch# 879323 DEEDWARR
06/28/2022 10:15:07 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20220628-0074115

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Declan P. Belcher	**Mortgage Investors Group**	
(NAME)	(NAME)	
7524 Gary Road	**8320 East Walker Springs Lane**	**015-14-0-041.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY DEWITT SMITH, A MARRIED MAN AND HENRY DANIEL SMITH, JR., A MARRIED MAN**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DECLAN P. BELCHER, AN UNMARRIED PERSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of Section Two, Joelton Heights of record in Plat Book 3700, Page 85, in the Register's Office for said County.

Said lot fronts 132 feet on the Westerly side of Gary Road and runs back 327.3 feet on the Northerly line and 347 feet on the Southerly line, to a dead line in the rear, which is a broken line measuring 155 feet thereon.

Being the same property conveyed to Henry Daniel Smith, Sr and wife, Ruth G. Smith by Warranty deed from W. Mike Gary and wife, Nancy P. Gary of record in Book 4176, page 884, Register's Office for Davidson County, Tennessee, dated September 29, 1967 and recorded on October 02, 1967.

Said Henry Daniel Smith, Sr., became deceased vesting Ruth G. Smith as surviving Tenant by the Entirety.

Ruth G. Smith died testate on November 16, 2021. The said property vested at her death in Henry Daniel Smith, JR and Harry DeWitt Smith as devisee's under the Last Will and Testament of Ruth Garmon Smith as probated in Docket 22P186 in The Seventh Circuit Court (Probate Division) For Davidson County, Twentieth Judicial District, State of Tennessee at Nashville.

The said Ruth G. Smith and Ruth Garmon Smith being one and the same person.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7524 Gary Road, Joelton, Tennessee 37080**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st DAY OF JUNE, 2022.

Harry DeWitt Smith

Henry Daniel Smith, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HARRY DEWITT SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY DANIEL SMITH, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of June, 2022.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212