WARRANTY DEED

Karen Johnson Davidson County
Batch# 884538 DEEDWARR
07/06/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,048.03
20220706-0077841

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF June, 20 22

Notary Public

MY COMMISSION EXPIRES: 3.3.2025 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sonya D. Smith	SEND TAX BILLS TO: new order	MAP-PARCEL NUMBERS
(NAME) 7201 Charlotte Pk #144	(NAME) 7201 Charlotte PK #144	09205006700
(ADDRESS) Nashville TN 37209	(ADDRESS) Nashville, 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, **Phillip Elam**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sonya D. Smith**, 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 Davidson County, Tennessee, being Lot No. 59 on the plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for said County.

Said Lot No. 59 fronts 75 feet on the northwesterly margin of Batavia Street and extends back 154.6 feet on the northeasterly line and 167.55 feet on the southwesterly line to a dead line in the rear, measuring 76.01 feet thereon.

Being the same property conveyed to Sherman Elam, Sr. a single person and Phillip Elam, a single person, by virtue of that certain Quit Claim Deed dated August 22, 2014, and being of record at Instrument No. 20140825-0077403, in the amount of $10.00 in the Register's Office of Davidson County, Tennessee.

Sherman Elam, Sr. Died January 28, 2022 leaving Phillip Elam as the remaining tenant. Grantor warrants that this property has not been used as his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3404 Batavia St. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 27th day of June, 2022.

Phillip Elam

STATE OF MICHIGAN
COUNTY OF Oakland

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Phillip Elam**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of June, 2022.

Tamara M. Powell
Notary Public

My Commission Expires: 12-17-2028

TAMARA POWELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 17, 2028
ACTING IN COUNTY OF OAKLAND

Certificate of Authenticity

I, Holley A Mason, 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 6/27/22.

Affiant Signature

6/27/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 27 day of June, 2022.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25