This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0201

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $70,000.00

Karen Johnson Davidson County
Batch# 886723 DEEDWARR
07/11/2022 10:36:31 AM 2 pgs
Fees: $13.00 Taxes: $259.00
20220711-0079328

Sworn to and subscribed before me this 8th day of July, 2022.

Affiant

Katie Lee Rice
Notary Public
My Commission Expires: 7/28/25

KATIE LEE RICE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Joe N. Smith 7174 Whites Creek Pike Joelton TN 37080	New Owner	053-099.15C006

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert W. Wingo, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joe N. Smith, a married man,** hereinafter called the Grantees, its successors and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Final Plat of Patricia Sanders Subdivision, of record as Instrument No. 20040513-0055734, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

This being the same property conveyed to Robert W. Wingo and Joe N. Smith, by Warranty deed from Mary Sue Gifford, of record at Instrument Number 20101129-0094742, Register's Office for Davidson County, Tennessee.

This is unimproved property known as **7178 Whites Creek Pike, Joelton, TN 37080.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

Grantor warrants under penalty of perjury that the above-described real property has never been the residence of the Grantor.

WITNESS my hand, this 8th day of July, 2022.

Robert W. Wingo

Robert W. Wingo

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Wingo, the within named bargainor, with whom I am personally acquainted (or proved his/her/their identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July 2022.

Katie Lee Rice

Notary Public
My Commission Expires: 7/28/25

