Karen Johnson Davidson County
Batch# 891928 DEEDWARR
07/21/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20220721-0083621

WARRANTY DEED

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

G-FC-22-6116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Jessica Gebhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2022.

Laura Desmond
Notary Public

MY COMMISSION EXPIRES: 5/20/2025
(AFFIX SEAL)

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)
James A. Turner and Julia C. Turner	**New Owner**	
(NAME) 6116 Marrowbone Lake Rd.	(NAME) " " Same	**028-00-0-133.00**
(ADDRESS) Joelton, TN. 37080	(ADDRESS) " "	
(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, **BRITTANY D. SMILEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES A. TURNER AND JULIA C. TURNER, HUSBAND AND WIFE,** 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 2 on the "Plan of E. G. Bracy Subdivision, Resubdivision of Parts of Tracts 8, 9 10 of a Plan of Paul L. Hicks Property" (Hicks plan not of record), as shown by plat appearing of record in Plat Book 5210, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Michael R. Smiley, II and Brittany D. Smiley, husband and wife by Warranty deed from Deborah J. Marshall, unmarried of record in Instrument No. 20140609-0049708 Register's Office for Davidson County, Tennessee, dated June 04, 2014 and recorded on June 09, 2014. The said Michael R. Smiley having died April 12, 2019 leaviing property to Brittany D. Smiley has the sole surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 48, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **6116 Marrowbone 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 18th DAY OF JULY, 2022.

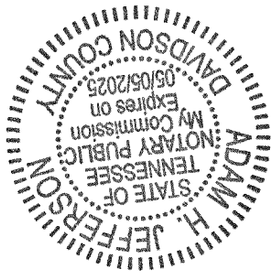
Brittany D. Smiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY D. SMILEY, 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 18th of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 7/18/2022 (date of document).

Affiant Signature

7/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/25

NOTARY'S SEAL

