Karen Johnson Davidson County
Batch# 895852 DEEDWARR
07/29/2022 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220729-0086441

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Q1-34A

ADDRESS NEW OWNER:
Rob Smith and Michelle Smith Living Trust
919 Lighthouse Drive
Storm Lake, IA 50588

SEND TAX BILL TO:
New Owner

MORTGAGEE:

Parcel ID:
148-05-0-179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Josh Weiser,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Michelle A. Smith, Trustee of Rob Smith and Michelle Smith Living Trust**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 34 on the Plan of Haywood Heights, Section II, of record in Book 2663, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Josh Weiser by deed dated May 20, 2010 from Johnny Tidwell, unmarried, recorded May 25, 2010, in Instrument Number 20100525-0040232, Register's Office for Davidson County, Tennessee.

This is improved property known as 358 Leo Lane, Nashville, TN 37211. Possession is to be given on July 28, 2022.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of July, 2022.

Josh Weiser

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seal at office this 28th day of July, 2022.

NOTARY PUBLIC

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$275,000.00**.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 3/2/25

J. DAVID LEE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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 7/28/22.

John M. Lee, Attorney

Date: 7/28/22

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 28 day of July 2022.

Notary Public

J.S. REES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES:
12-02-2023