WARRANTY DEED

Karen Johnson Davidson County
Batch# 897318 DEEDWARR
08/02/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20220802-0087806

T-P-22-3269

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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)
Jose Ramirez Reyes and Mariana Morales Acevedo	New Owner	
(NAME)	(NAME)	**150-03-0-073.00**
3269 Anderson Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JONATHAN DANIEL SMITH AND LYNDSAY NICOLE SMITH (F/K/A/ LYNDSAY N. HOGAN), HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE RAMIREZ REYES AND MARIANA MORALES ACEVEDO, 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. 75 on the Plan of The Country Subdivision, Section Three of record in Plat Book 5200, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyndsay N. Hogan, unmarried by Warranty deed from Matthew P. Thompson and wife, Susan Thompson of record in Instrument No. 20140626-0055959 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 26, 2014. The said Lyndsay N. Hogan is now married and is now known as Lyndsay Nicole Smith.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5281, Page 813, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Deed of Conveyance for Water Mains of record in Book 5337, Page 609, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sewer of record in Book 5337, Page 619, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3269 Anderson Road, Antioch, Tennessee 37013**.

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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-18325-RR

Witness my/our hand(s) this the 1st DAY OF AUGUST, 2022.

Jonathan Daniel Smith

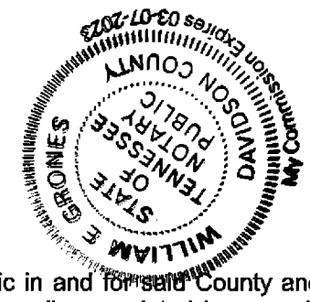
Lyndsay Nicole Smith (f/k/a Lynsday N. Hogan)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN DANIEL 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 1st of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

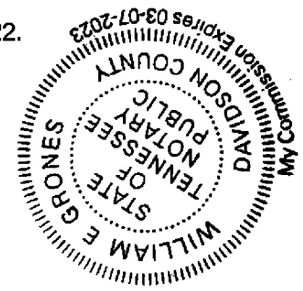


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDSAY NICOLE 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 1st of August, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 8/1/22.

Affiant Signature

8/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of August, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

