Karen Johnson Davidson County
Batch# 904910 DEEDWARR
08/18/2022 09:29:46 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20220818-0093509

NEW OWNER:

Volunteer State Bank
Attn: Jimmy Overton
554 W. Main Street
Gallatin TN 37066

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

Map & Parcel 128 15 0A 084.00

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Volunteer State Bank ("Lender") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Construction Deed of Trust (the "Deed of Trust") conveying a security interest in certain property (the "Property") from MARCUS E. SMITH and DESTINY C. BARNES-SMITH (collectively "Grantor"), to Michael R. Baggett, Trustee, dated January 8, 2021, of record in Instrument No. 20210113-0005933, Register's Office for Davidson County, Tennessee ("Deed of Trust") pledging as collateral the real property known as 113 Zuric Ct, Nashville, Tennessee 37221-2119 ("Property"); and

WHEREAS, Grantor has requested and Lender has agreed to release Grantor from the Secured Indebtedness in exchange for Grantor conveying the Property to Lender;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, with the express understanding that the Grantor shall be released and the Secured Indebtedness deemed satisfied,

and in lieu of foreclosure of the Deed of Trust referenced above, MARCUS E. SMITH and DESTINY C. BARNES-SMITH, have this day bargained and sold and by these presents do hereby transfer and convey unto **VOLUNTEER STATE BANK** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> **Land in Davidson County, Tennessee, being Lot No. 85, final Subdivision, Still Spring Hollow, Section 2, Phase 1, as of record in Instrument No. 20031111-0164936, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.**
>
> **Being the same property conveyed to Marcus E. Smith and Destiny C. Barnes-Smith, husband and wife, by Warranty Deed from James Carlton, unmarried, dated June 23, 2017, recorded June 28, 2017, of record Instrument No. 20170628-0065003, Register's Office for Davidson County, Tennessee,**
>
> **This is improved property commonly known as 113 Zuric Ct, Nashville, TN 37221.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

SIGNATURE PAGE TO FOLLOW

Executed this 16 day of August, 2022.

MARCUS E. SMITH

DESTINY C. BARNES-SMITH

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Marcus E. Smith and Destiny C. Barnes-Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged they are the within-named Grantor, and as such have executed the within instrument.

WITNESS my hand and official seal at office, this 16th day of August, 2022.

Notary Public

My commission expires: March 7, 2026

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is $ 61,000.00.

Affiant

Sworn to and subscribed to before me this the 16th day of August, 2022.

Notary Public

My commission expires: March 7, 2026

LESLEY E. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026