Karen Johnson Davidson County
Batch# 908592 DEEDWARR
08/26/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20220826-0096497

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,310,000.00.

Affiant

Subscribed and sworn to me on 08/25/22.

NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Meghan Brooke Smith & Marcus H. Smith Jr. 410 Greenway Ave Nashville, TN 37205	Same as New Owner	104 05 0 094.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Phillip Rochford and Elizabeth Brister Rochford (previously known as Elizabeth Koen Brister), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Meghan Brooke Smith, an unmarried woman, and Marcus H. Smith Jr., a married man, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Hardison and Young's Lots in West End Park of record in Book 421, page 190, Register's Office for said County. Said Lot No. 24 fronts 56 feet on the easterly margin of Greenway Avenue and extends back between parallel lines 151 feet to an alley.
>
> Being the same property conveyed to Robert Phillip Rochford and Elizabeth Koen Brister (now known as Elizabeth Brister Rochford), joint tenants with full right of survivorship by Warranty Deed from William F. Fischer, married, dated November 14, 2018 and recorded November 15, 2018 of record in Instrument No. 20181115-0112430, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 410 Greenway Ave, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 08/25/22

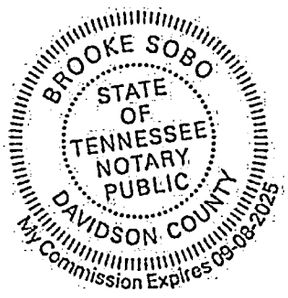
Robert Phillip Rochford

Elizabeth Brister Rochford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/25/22, before me personally appeared Robert Phillip Rochford and Elizabeth Brister Rochford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 08/25/22



NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **August 25**, 2022.

Signature 08/25/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 25th day of August, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY