Karen Johnson Davidson County
Batch# 921319 DEEDWARR
09/26/2022 11:12:15 AM 2 pgs
Fees: $13.00 Taxes: $277.50
20220926-0106221

This instrument prepared by:
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112 Court Square - P.O. Box 39
Lafayette, Tennessee 37083

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

WARRANTY DEED

RESPONSIBLE TAXPAYER AND OWNER:
LALETA GARCIA
Laleta Garcia
2804 Park Royal Ln. Antioch, TN 37013

MAP: 87-13 PARCEL: 14

FOR AND IN CONSIDERATION of SEVENTY-FIVE THOUSAND ($75,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***BENTON M. SMITH and BEVERLY F. SMITH***, have bargained and sold, and by these presents do transfer and convey unto, ***LALETA GARCIA***, her heirs and assigns, a certain tract or parcel of land in the ___ Civil District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot no. 158 on the plan of Gina Brooke of record in Book 5800, page 73, Register's Office for said County.
Said Lot No. 158, which is a corner lot, fronts 55.00 feet on the southeasterly margin of Gina Brooke Drive and fronts 94.00 feet on the northeasterly margin of Gina Brooke Court, said frontages being joined by a curve having a length of 39.27 feet, and begin joined by a curve having a length of 39.27 feet, and extends back 85.00 feet on the northeasterly line and 86.93 feet on the easterly line to a point of intersection.

Being the same property conveyed to Benton M. Smith and Beverly F. Smith from William J. Miles, Director of Housing Management, by deed of record in Book 8681, page 657-58, Register's Office of Davidson County, Tennessee.

Possession with deed.

2000 taxes shall be paid thru June 1, 2000 by grantors.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***LALETA GARCIA***, her heirs and assigns, forever. And we covenant with the said, ***LALETA GARCIA***, 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said, ***LALETA GARCIA***, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 5 day of ~~May,~~ June 2000.

NOTARY PUBLIC AT LARGE

Benton M. Smith
BENTON M. SMITH

Beverly F. Smith
BEVERLY F. SMITH

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, a Notary Public in and for said State and county, personally appeared, ***BENTON M. SMITH and BEVERLY F. SMITH,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Old Hickory, Tennessee, this the 1st day of ~~May~~ June, 2000.

Roberta Gregory
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-2000

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $75,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Benton M. Smith
AFFIANT

Subscribed and sworn to before me this 1 day of ~~May,~~ June 2000.

Roberta Gregory
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 7-17-2000

SAT/RE-2583deed