Karen Johnson Davidson County
Batch# 926188 DEEDWARR
10/05/2022 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,301.48
20221005-0110076

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-22-3402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Modern Investments LLC	NEW OWNER	
(NAME)	(NAME)	
3260 Knobview Drive	5222 RUSTIC WAY	085-13-0-006.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	OLD HICKORY TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dani Smith, widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Modern Investments LLC, a Tennessee Limited Liabilty Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 33 on the Plan of Nob Hill Subdivision, of record in Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northeasterly margin of Knobview Drive 152.6 feet Northwest of a concrete monument at the beginning of a curve in the intersection of Knobview Drive and Toddway Court, thence Northeasterly 150 feet to a point; thence Northerly 78.2 feet to a concrete monument; thence Northwesterly 40 feet to a point; thence Southwesterly 200 feet to a point in the Northeasterly margin of Knobview Drive, 100 feet to the point of beginning.

Being the same property conveyed to C.B. Smith and wife, Marabelle A. Smith, by Warranty Deed from James E. Martin and wife, Rema L. Martin, of record in Book 4318, Page 129, Register's Office for Davidson County, Tennessee, dated March 07, 1969 and recorded on March 18, 1969.

Said Marabelle A. Smith became deceased, vesting C.B. Smith aka Charles B. Smith as surviving tenant. Said Charles B. Smith became deceased, leaving Last Will and Testament filed for Muniment of Title Probate in Docket No. 11P-134, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Ronald B. Smith is named devisee of the Estate of Charles B. Smith, deceased. Affidavit of Inheritance of Real Estate of record in Instrument no. 20110218-0014052, said register's office.

Being the same property conveyed to Grayson Smith Cannon, Trustee by Quitclaim Deed from Ronald B. Smith of record in Instrument No. 20110307-0018130, Register's Office for Davidson County, Tennessee, dated March 03, 2011 and recorded on March 07, 2011 and within the same deed the said

Grayson Smith Cannon, Trustee conveyed his interest in the subject property to Ronald B. Smith and wife, Dani Smith, as tenants by the entireties.

The said Ronald B. Smith having died on July 17, 2013.

This is property more commonly known as 3260 Knobview Drive, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand this 4th day of October, 2022.

Dani Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of October, 2022, before me personally appeared Dani Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of October, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 **October 4, 2022**.

Date

Affiant Signature

October 5, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)