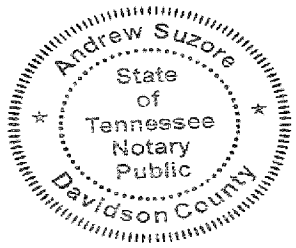
Karen Johnson Davidson County
Batch# 933922 DEEDWARR
10/26/2022 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20221026-0116101

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $490,000.00. Daniel Thompson Affiant Subscribed and sworn to before me, this 26th day of October, 2022. Notary Public My commission expires: May 7, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Troy Vander Hoek and Madison Ivey Vander Hoek	Legacy Home Loans dba Steadfast	**181-03-0A-029.00-CO**
6621 Broken Bow Drive	4004 Hillsboro Pike Ste 2102	
Antioch, TN 37013	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Carol M. Smith, widowed

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Troy Vander Hoek and Madison Ivey Vander Hoek, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Subdivision Plat Section One, Indian Creek Estates, Old Hickory Blvd of record in Plat Book 9700, Page (s) 556 and 567, 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 Rufus H. Smith, Jr and wife, Carol M. Smith by Warranty deed from Eugene A. Collins, unmarried of record in Book 10999, page 716, Register's Office for Davidson County, Tennessee, dated June 26, 1998 and recorded on June 30, 1998; the said Rufus H. Smith, Jr. having since died on March 18, 2020, leaving the said Carol M. Smith as surviving tenant by the entirety.

Being improved property known as **6621 Broken Bow Drive, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of October, 2022.

Carol M. Smith

Carol M. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Carol M. Smith, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24th day of October, 2022.

Notary Public
My Commission Expires: May 7. 2024

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Lenders Title Company File No. 22-000819-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 10/13/2022 (date of document).

Affiant Signature

10/26/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26th day of October, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

