2

Karen Johnson Davidson County
Batch# 943179 **DEEDWARR**
11/21/2022 09:45:22 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20221121-0123005

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of November, 2022.

NOTARY PUBLIC

My commission expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patricia L. Gonzalez Rivera	First Community Mortgage Inc.	121-00-0-041.00
(NAME)	(NAME)	
2485 Pulley Road	262 Robert Rose Drive, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronnie Dean Smith, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Patricia L. Gonzalez Rivera , unmarried**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the Third, formerly the Second Civil District of Davidson County, Tennessee, described according to a map showing survey of a tract of land owned by the heirs of Lucinda M. Hester, made April 30, 1931, by Erle Drake, County Surveyor of said County, as follows:

Beginning in the south margin of Pulley Road at Fleming's N/W corner (Instrument No. 20140911-0083436, Register's Office for Davidson County, Tennessee; formerly W. T. Goodwin); thence with said road 147.5 feet to a stone; thence at right angle south 505 feet to an iron pin; thence eastwardly 147.5 feet to an old stone, Reynolds' southwest corner (Book 3763, page 21, RODCTN; formerly Goodwin); thence with the west line of Reynolds, Land Buy Hub, LLC (Instrument No. 20220817-0093147, RODCTN), Stephens & Hall (Instrument No. 20140929-0089510, RODCTN), and Fleming, north 505 feet to the beginning, containing by said survey 1.71 acres.

Being the same property conveyed to Ronnie Dean Smith by Quitclaim deed from Melda Smith Faircloth, Alvah James Smith, Delvis Raybon Smith, Joy Wynell Smith Rogers, Delson Smith and Janice Elaine Smith Butler of record in Book 9790, Page 713 Register's Office for Davidson County, Tennessee, dated September 01, 1995 and recorded on September 11, 1995. See Affidavit of Heirship of record in Book _____, Page _____, dated November 3, 2022 and recorded on the 21 day of November, 2022. 20221122-0123004

This property is __unimproved _X_improved property known as: 2485 Pulley Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs 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 any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of November, 2022.

Ronnie Dean Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie Dean Smith, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of November, 2022.

Notary Public
My Commission Expires:

