Karen Johnson Davidson County
Batch# 946273 DEEDWARR
11/30/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20221130-0125532

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Jerry W. Smotherman and Linda Smotherman, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Lawrance Hutchison Jr. and Rachel Hutchison, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

LAND in the Tenth Civil District of Davidson County, Tennessee, on the East side of Bass Avenue, in Goodlettsville, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the east margin of Bass Avenue (or Street), Nolan H. Lamberth's southwest corner; thence with Nolan H. Lamberth's south boundary line in an easterly direction 55 feet to an iron stake, C. F. Junker's southwest corner; thence easterly with Junker's south boundary line 75 feet to Junker's southeast corner, which is in the west margin of Church Street; thence with the west margin of Church Street, South 57 feet to a point (iron pin) in Wilhoite's line; thence westerly 126 feet to the easterly margin of Bass Avenue; thence northerly along the easterly margin of Bass Avenue, 76 feet to the point of beginning.

This is the same property designated as Map 019-13-0, Parcel 004.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Jerry W. Smotherman and wife, Linda Smotherman by Warranty Deed from Mark W. King and wife, Joanne J. King, recorded December 6, 2007, at Instrument No. 20071206-0141189, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record **[*INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING*:** Subject to Restrictions, building lines, easements and zoning regulations of J. M. Phipps Subdivision, if any. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 28th day of November, 2022.

Jerry W. Smotherman

Linda Smotherman

State of Tennessee
County of Sumner

On this the 28th day of November, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jerry W. Smotherman and Linda Smotherman to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public Jessica Hunter

My Commission Expires: 4/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $178,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rachel Hutchison

Affiant

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SWORN TO AND SUBSCRIBED before me, this the 28th day of November, 2022.

Notary Public Jessica Hunter

My Commission Expires: 4/7/2025

MAIL TAX BILLS AND DEED TO:
Lawrence Hutchison Jr.
3124 Tyree Springs
Hendersonville TN 37075

File No.: 2214305

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Lawrance Hutchison Jr.
411 Bass St.
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 11·28·22 (date of document).

Affiant Signature

11·29·22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10·23·2023

NOTARY'S SEAL

