WARRANTY DEED

Karen Johnson Davidson County
Batch# 948301 DEEDWARR
12/06/2022 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,726.90
20221206-0127243

File #22-DM-0709-VILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $737,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ana Silvia Smetana and Lindsay Johnson	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
709 Adkisson Lane	**1036 Stearman Drive, Suite 6**	**102 11 0 011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAULA C. CROSSON, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANA SILVIA SMETANA, AND SPOUSE, LINDSAY JOHNSON** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 392 on the plan of Brook Meade Section X, of record in Book 2331, Page 135, Register's Office for said County.

Said Lot fronts 118 feet on the North side of Adkisson Lane and runs back between lines, 360 feet on the West line and 327.3 feet on the East line to a dead line in the rear on which it measures 200 feet.

Being the same property conveyed to Fred J. Crosson and wife, Paula C. Crosson, by Warranty Deed from Charles S. Cornwell and wife, Virginia M. Cornwell, of record in Book 3129, Page 23, in the Register's Office of Davidson County, Tennessee, dated August 23, 1960 and recorded on September 06, 1960. The said Fred J. Crosson being deceased as of March 02, 2017, leaving Paula C. Crosson as surviving tenant by the entirety.
Paula C. Crosson is incorrectly referred to as Paula L. Crosson by the POA recorded simultaneously herewith.
This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brook Meade Section X, as recorded in Book 2331, Page 135. POA: 202212060127242

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2545, Page 594.

* Any and all existing easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X___ **improved** property known as: **709 Adkisson Lane, Nashville, TN 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th day of December, 2022.

Paula C. Crosson by Jay Standley Crosson Attorney-in-Fact.

Paula C. Crosson by Jay Standley Crosson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2022, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Jay Standley Crosson, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Paula C. Crosson, and acknowledged that he executed the same as the free act and deed of the said Paula C. Crosson.

Witness my hand, at office, this 5th day of December, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 5th day of December, 2022.

Affiant Signature
Date 12/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of December, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-28-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON