WARRANTY DEED

Karen Johnson Davidson County
Batch# 948596 **DEEDWARR**
12/06/2022 02:27:16 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20221206-0127289

Y-VRES-22-1017

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Hughes Trust dated January 13, 2004	**New Owner**	
(NAME) **1017 Maplewood Place**	(NAME)	**061-07-0-192-00**
(ADDRESS) **Nashville, TN 37216-1730**	(ADDRESS)	
(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, **ANA SILVIA SMETANA AND LINDSAY H. JOHNSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA L. SPEER, TRUSTEE OF THE PATRICIA HUGHES TRUST DATED JANUARY 13, 2004,** 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 Easterly 50 feet of Lot No. 18, Block A on the Map of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee. Said part of Lot 18, Block A, fronts 50 feet on the northerly side of Maplewood Lane now known as Maplewood Place and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Ana Silvia Smetana, An Unmarried Woman, by Warranty Deed from Jason T Cunningham, A Single Man, of record in Instrument No. 20190604-0052919, Register's Office for Davidson County, Tennessee, dated May 30, 2019 and recorded on June 04, 2019.

Being the same property conveyed to Ana Silvia Smetana, Unmarried, and Lindsay H Johnson, Unmarried, as Tenants in common with Rights of Survivorship, by Quitclaim Deed from Ana Slivia Smetana, An Unmarried Woman, of record in Instrument No. 20210512-0064187, Register's Office for Davidson County, Tennessee, dated May 10, 2021 and recorded on May 12, 2021.

Ana Silvia Smetana and Lindsay H Johnson having since married.

This conveyance is subject to:
- Taxes for the year 2022, a lien paid in full at closing.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 161 and 162, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Maplewood Place, Nashville, Tennessee 37216-1730**.

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.

Ana Silvia Smetana

Lindsay H. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY