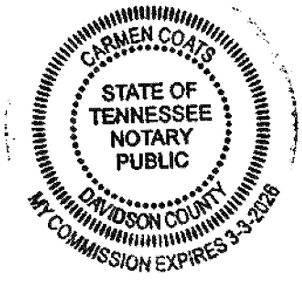
Karen Johnson Davidson County
Batch# 949773 DEEDWARR
12/09/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $88.80
20221209-0128253

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of December, 2022.

Notary Public

My commission expires: 03-3-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Arthur Smotherman, III	New Owner(s)	040-00-0-003.00
4632 Whites Creek Pike		
Nashville, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LINDA THOMPSON JARRETT, A SINGLE WOMAN, DAVID O. HUFF, A MARRIED MAN, AND STEPHEN HUFF, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM ARTHUR SMOTHERMAN, III,** an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Being Lot No. 1 on the Plat of the Resubdivision of the E. A. Clifton Land, of record in Book 4955, Page 52, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the Westerly margin of Whites Creek Pike, at the common front corner of Lots Nos. 1 and 2 on said Plat; thence with the margin of said Pike, South 21 degrees 59 minutes 37 seconds East 264.53 feet to a point, South 20 degrees 44 minutes 58 seconds East 179.93 feet to a point and South 17 degrees 44 minutes 56 seconds East 244.84 feet to a monument at the Northeast corner of the property conveyed to Forrest L. Light by deed of record in Book 4980, Page 74, said Register's Office; thence leaving the margin of said Pike, South 82 degrees 06 minutes 43 seconds West 167.00 feet to a point in the center of Earthman's Fork; thence with said Earthman's Fork, North 13 degrees 56 minutes 44 seconds West 140.30 feet and North 35 degrees 59 minutes 50 seconds West 492.51 feet to the common rear corner of said Lots Nos. 1 and 2; thence with the line between said Lots, North 62 degrees 01 minutes 20 seconds East 286.62 feet to the point of beginning; containing 3.14 acres, more or less.

Being the same property conveyed to William H. Thompson, Jr. by Warranty Deed from Karen Youra-Iam and husband, Wrell Iam, of record in Book 10120, Page 918, Register's Office for Davidson County, Tennessee, dated July 05, 1996 and recorded on July 15, 1996.

Said William H. Thompson, Jr. became deceased on July 15, 2014 leaving Last Will and Testament filed for Probate in Docket No. 14P-1956, Seventh Circuit Court for Davidson County, Tennessee. In accordance with the terms of the Will, Beverly Jean Thompson is named Executor of the Estate of William H. Thompson, Jr., deceased.

Said Beverly Jean Thompson became deceased on August 29, 2017, thereby terminating said life estate.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4630 Whites Creek Pike lot No.1, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This being investment property only, having never been the personal residence of grantors at any time, Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of December, 2022.

Linda Thompson Jarrett

Linda Thompson Jarrett

David O. Huff

Stephen Huff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Linda Thompson Jarrett, David O. Huff, and Stephen Huff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 9, 2022 (date of document).

Affiant Signature

December 9, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023