Karen Johnson Davidson County
Batch# 950152 DEEDWARR
12/09/2022 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20221209-0128444

PREPARED BY (AND RETURN TO):
*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62935
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Wilfred Scott Smith<br>8689 Haselton Rd.<br>Nashville, TN 37221 | New Owners |

**TAX MAP PARCEL NUMBERS:** 16900011600

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen D. Denney and Diane F. Denney, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wilfred Scott Smith, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Haselton Subdivision, Section Two of record in Book 6250, page 805, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen D. Denney and wife, Diane F. Denney, by Warranty Deed from Wilfred E. Haselton and John Hall Haselton, Trustee, dated April 30, 1997 and recorded on May 15,1997 of record in Book 10455, page 49, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 805, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Subject to notes and restrictions as shown on Book 6250, page 805, said Register's Office. Restrictive Covenants contained in the Quitclaim Deed of record in Book 6639, page 448, corrected in Book 6641, page 744, said Register's Office. Restrictive Covenant contained in the deed of record in Book 10455, page 49, said Register's Office.

**This is improved property, known as 8689 Haselton Road, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 9th day of December, 2022

Stephen D. Denney
**Stephen D. Denney**

Diane F. Denney
**Diane F. Denney**

**State of** Tennessee

**County of** Davidson

On this 9th day of December, 2022, before me the undersigned authority, personally appeared Stephen D. Denney and Diane F. Denney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

My Commission Expires: _____

Notary

**State of** Tennessee

**County of** Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

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

Notary

My Commission Expires: 12-22-2025

GRACE TANT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 22 2025

20221209010084

# True Copy Certification

I, Grace Tant, 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 the 9 day of December, 2022.

Affiant Signature

12/9/22
Date

State of Tennessee )

County of Rutherford)

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

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

