Karen Johnson Davidson County
Batch# 953470 DEEDWARR
12/20/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $138.75
20221220-0131427

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF Dec., 20 22

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
InvestSmart TN LLC	New owner	
(NAME)	(NAME)	04316007100
1207 Bubbling Well Rd		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lisa Vance, Richard Dale Vance, and Lisa Vance, Executor of The Estate of David Vance, Case Number 83CH1-2021-PR-702**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **InvestSmart TN LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 20 in the Kingsway Green Subdivisioin in a plat of which is of record in Book 3842, Page 227, (erroneously referenced as Page 27 in prior deeds), Register's Office of Davidson County, Tennessee. Also included on property is a mobile home.

Being conveyed to David Vance, unmarried, by virtue of that certain Warranty Deed dated June 30, 2000, and being of record at Instrument No. 20000707-0067684 in the Register's Office of Davidson County, Tennessee.

David Vance having since died testate on/or about August 17, 2021 leaving Lisa Vance, Deborah Vance and Richard Dale Vance (aka Ricky Vance) as his heirs at law.

Deborah Vance died intestate on August 14, 2022, leaving Lisa Vance and Richard Dale Vance as her heirs by Affidavit of Heirship of record at Instrument No. _____20221200131425___ in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1207 Bubbling Well Rd. Madison. TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 19th day of December, 2022.

Lisa Vance

Lisa Vance

Lisa Vance, Executor of The Estate of David Vance, Case Number 83CH1-2021-PR-702

Lisa Vance Executor

By: Lisa Vance, Executor

Richard Dale Vance
by Patricia Roden attorney in fact

Richard Dale Vance by Patricia Roden, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lisa Vance (individually) and Lisa Vance, Executor of The Estate of David Vance, Case Number 83CH1-2021-PR-702** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2022.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2022, before me personally appeared Patricia Roden, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Richard Dale Vance and acknowledged that she executed the same as the free act and deed of the said Richard Dale Vance.

WITNESS my hand and official seal at office this 19th day of December, 2022.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Memorie White, 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 12/20/2022.

Affiant Signature

12/20/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of December, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/7/25