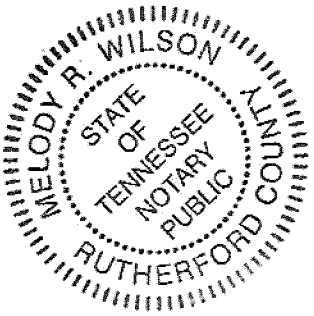
Karen Johnson Davidson County
Batch# 954941 DEEDWARR
12/27/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221227-0132516




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2022.

Notary Public

My Commission Expires: 1/19/2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**GREENVUE TITLE AND ESCROW, LLC**
**451 N. Thompson Lane, Suite D**
**Murfreesboro, TN 37129**

## WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills to: | Map-Parcel No.(s): |
|---|---|---|
| Queen Saunyama | NEW OWNER | 150-03-0-162.00 |
| 3570 Gondola Drive | | |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Pamela L. Smith, widowed

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Queen Saunyama, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 43-A on the plan Zone Lot Division Lots 43 Thru 47, Chelsea of Priest Lake, Section One-B, of record in Book 6250, Page 264, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to William J. Smith and wife, Pamela L. Smith, as tenants by the entirety, by Quitclaim Deed from William J. Smith, dated 6/27/2012 and recorded 6/29/2012 in Instrument No. 20120629-0057192; and the same property previously conveyed to William J. Smith, married, by Warranty Deed from Lori B. Smith n/k/a Lori B. Manlove (joined by her spouse, Jeffrey Manlove), dated 8/24/2007 and recorded 8/31/2007 in Instrument No. 20070831-0104839, Register's Office for Davidson County, Tennessee.

The said William J. Smith died on March 8, 2022, leaving Pamela L. Smith as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 3570 Gondola Drive, Antioch, TN 37013.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 23rd day of December, 2022.

Pamela L. Smith

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

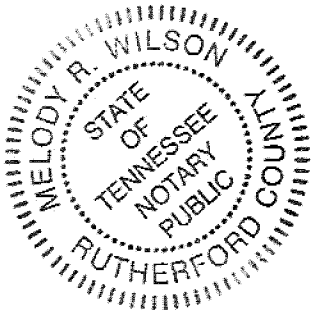
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela L. Smith with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein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

Witness my hand and official seal at Murfreesboro, Tennessee, this 23rd of December, 2022.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



# True Copy Certification

I, Jennifer Harris, 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 12-23-2022 (date of document).

Affiant Signature

12-23-2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY