Karen Johnson Davidson County
Batch# 959451 DEEDWARR
01/10/2023 08:26:16 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230110-0001906

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $330,000.00 Affiant Subscribed and sworn to before me This 27 day of December, 2022. Notary Public My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Palmer Lee Griffith **Adam Christopher Griffith** 2911 Sunset Dr, Nashville, TN 37207	**New Owner**	**060 07 0 128.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Jerry N. Smith, a widower** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Palmer Lee Griffith and Adam Christopher Griffith, married** (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, Page 42, Register's Office for said County.

Said Lot No. 29 fronts 85 feet on the westerly side of Sunset Drive and extends back 228.3 feet on the northerly line and 253.2 feet on the southerly line to a dead line measuring 136.7 feet thereon.

Being the same property conveyed to Jerry N. Smith and wife, Mary Louise Smith, by Warranty Deed from Barbara Ann South and husband, Clifton South, of record in Book 11010, Page 612, said Register's Office of Davidson County, Tennessee.

Mary Louise Smith is deceased. She died on September 12, 2016, and title vested in Jerry N. Smith, as the surviving tenant by the entirety.

Bobby Smith, as Attorney in Fact for Jerry N. Smith, is executing this deed on behalf of the Grantor. Said Power of Attorney is of record in Instrument No. 20221222-0132193, Register's Office of Davidson County, Tennessee.

This is improved real property commonly known as 2911 Sunset Drive, Nashville, Tennessee 37207.

This is the same legal description found in the last Instrument of record.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Easement for dedication to Metropolitan Government of Nashville and Davidson County, TN of record in Book 5263, Page 202, and in Book 5263, Page 205, said Register's Office.
3. Easement of record in Deed Book 4059, Page 402, said Register's Office.
4. Any and all matters appearing on the plan of record in Plat Book 2854, Page 42, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 22nd day of December, 2022.

Grantor:

Jerry Smith By Bobby Smith Pwr. Atty. in Fact

Bobby Smith, as Attorney in Fact for Jerry N. Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Bobby Smith, Attorney in Fact for Jerry N. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Attorney in Fact for Jerry N. Smith**, and as such **Attorney in Fact,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **Jerry N. Smith,** the within named bargainor, and that he as such **Attorney in Fact,** executed the foregoing instrument for the purpose therein contained, by signing the name **Bobby Smith, as Attorney in Fact for Jerry N. Smith.**

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd **day of** December **2022.**

William Altus Pryor

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026