Karen Johnson Davidson County
Batch# 962761 DEEDWARR
01/20/2023 08:10:32 AM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20230120-0004548

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $355,000.00 Affiant Subscribed and sworn to before me This 17th day of January, 2023. 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
John J. van der Harst 1407 Roberts Ave Nashville, Tennessee 37206	**New Owner**	**083 02 0 085.00**

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 **John J. van der Harst, unmarried** (the "Grantee"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

Being the west 60.80 feet of the east 190.80 feet of Log No. 1 on the Map of Sharpe & Horn's Subdivision of Elwood Place of record in Book 332, Page 18, said Register's office, as more particularly described according to the survey of Barry Greer, Lane surveyor, dated March 31, 1988, attached hereto as Exhibit "A", as follows:

Said part of Lot No. 1 fronts 60.80 on the northside of Roberts Ave and extends back betweek lines 170.58 feet on its westerly line and 170.57 feet on its easterly line to an alley on which it measures 60.80 feet.

Being the same property conveyed to Jerry N. Smith and wife, Mary Louise Smith, by Quitclaim Deed from Third National Bank in Nashville, Successor Trustee under the Will of Jeff McCarn, deceased, with full power so to do, of record in Instrument Book 7633, Page 760, 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 real property is commonly known as 1407 Roberts Ave, Nashville, Tennessee 37206.

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

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on Plat Book 332, Page 18, said Register's Office.

TO HAVE AND TO HOLD the said real properties with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 successors and assigns, to warrant and forever defend the title to the Properties to the said Grantee, his heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 11 day of January, 2023.

Grantor:

Jerry N. Smith by Bobby Smith, his Attorney in Fact
Jerry N. Smith by Bobby Smith, his Attorney in Fact

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 **Jerry N. Smith by Bobby Smith, his Attorney in Fact.**

WITNESS my hand and official seal at Nashville, Tennessee, this 11 **day of** January**, 2023.**

William Altus Pryor
Notary Public

My Commission Expires: _____

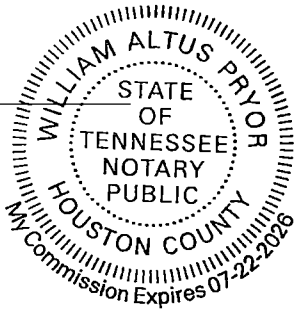
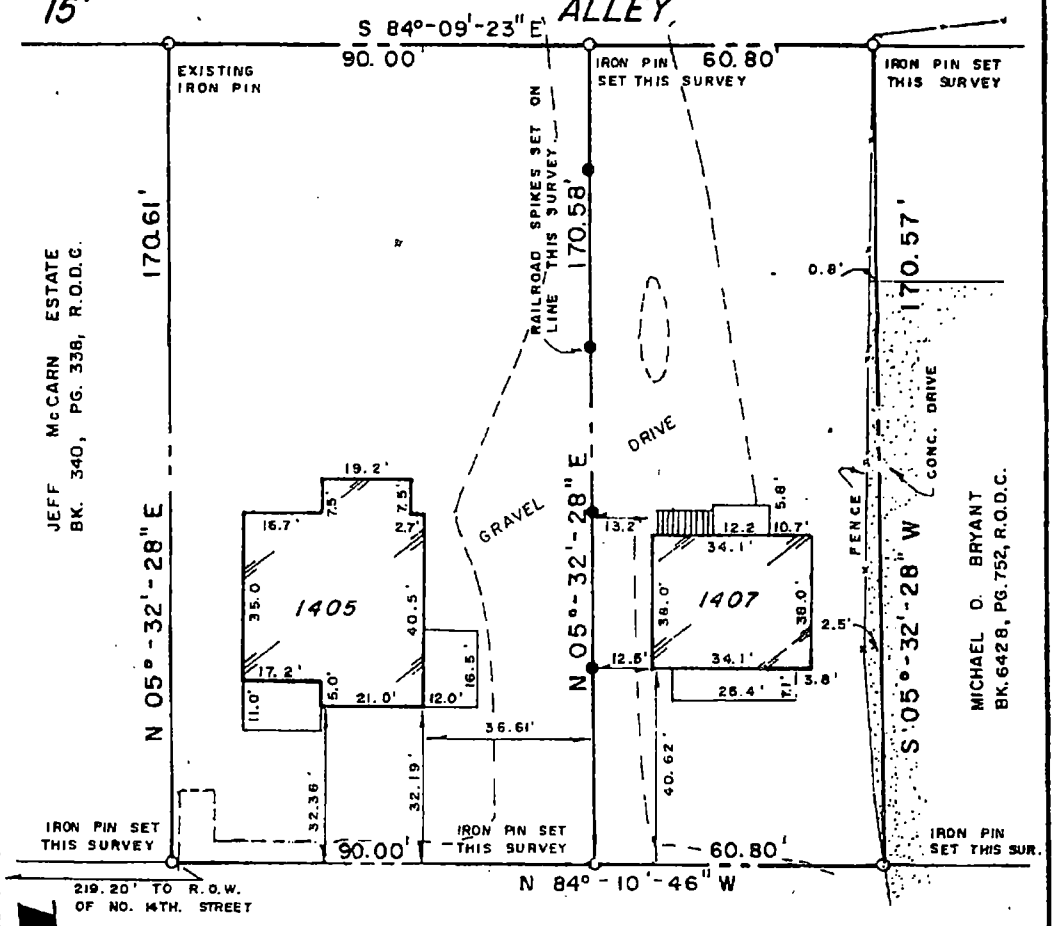


Exhibit "A" BOOK 7633 PAGE 762



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON REPRESENTS A CLASS "A" SURVEY HAVING AN UNADJUSTED RATIO OF 136,125 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: _____ DATE: MARCH 31, 1988

TENN. R. L. S. NO. 211

SURVEY SHOWING PROPOSED DEED CORRECTIONS

FOR THIRD NATIONAL BANK, TRUSTEE

SUBDIVISION SHARPE & HORN'S ELWOOD PLACE

LOT NUMBER PART LOT 1 RECORDED: BOOK 332, PAGE 018, R.O.D.C.

ADDRESS: 1405/1407 ROBERTS AVE - NASHVILLE DAV. CO. TN.

SCALE: 1" = 30' DATE: 3-31-88 JOB NO. 1190

LAND SURVEYORS BARRY GREER & ASSOC. NASHVILLE, TENN.