WARRANTY DEED

Karen Johnson Davidson County
Batch# 965852 DEEDWARR
01/30/2023 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230130-0006931

File No.: HK-22-1939

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of January, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tristan Newt Smith	Studio Bank	016 00 0 300.00
(NAME)	(NAME)	
1939 Union Hill Road Goodlettsville, TN 37072	124 12th Ave S Ste 400 Nashville, TN 37203	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN P. TAYLOR, AN UNMARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **TRISTAN NEWT SMITH, AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being a Tract of land lying in the Third Council District of Nashville, Davidson County, Tennessee, Lying Generally 808 feet more or less East of Saddleback Road on the Southerly margin of Union Hill Road and being more particularly described as follows:

Beginning at an existing iron rod in the Southerly margin of Union Hill Road. Said rod being the Northeast corner of the property conveyed to Wendy Jo Morrow as of record in Book 10565, Page 328 at the Register's Office of Davidson County, Tennessee and also known as Lot 1 on the Subdivision of Davis Farms Section 1 as of record in Book 8250, Page 403 at the Register's Office of Davidson County, Tennessee, said point being the Point Of Beginning; thence with the Southerly margin of Union Hill Road the following four calls, N 71° 56' 52" E, a distance of 278.36 feet to a point; thence with a curve to the left having a radius of 528.26 feet and a central angle of 22° 28' 38" an arc distance of 207.24 feet and having a Chord of N 60° 42' 33" E, a distance of 205.91 feet to a point; thence N 49° 28' 14" E, a distance of 176.07 feet to a point; thence with a curve to the right having a radius of 2,746.72 feet and a central angle of 01°41'53" an arc distance of 81.41 feet and having a Chord of N 50° 19' 11" E, a distance of 81.40 feet to an iron rod new; thence leaving Union Hill Road, severing the property conveyed to Timothy Steven Smith & Leah Marie Layhew as of record in Instrument # 20060817-0101614 at the Register's Office of Davidson County, Tennessee, S 19° 03' 14" E, a distance of 409.61 feet to an iron rod new; thence S 71° 56' 52" W, passing an existing iron rod at a distance of 680.85 feet; and continuing for a total distance of 725.85 feet to an existing iron rod in the property conveyed to Wendy Jo Morrow as of record in Book 10565, Page 328 at the Register's Office of Davidson County, Tennessee and also known as Lot 1 on the Subdivision of Davis Farms Section 1 as of record in Book 8250, Page 403 at the Register's Office of Davidson County, Tennessee; thence with said Morrow Property, N 18° 03' 08" W, a distance of 272.10 feet to the point of beginning, containing 220,967 square feet or 5.07 acres, more or less. According to a survey by Bennie O. Wheeler, TN RLS # 1546, with Wheeler Surveying Company, dated August 25th, 2010.

Being part of the same property conveyed to Timothy Steven Smith and wife, Leah Marie Layhew, from Blake Chancey and wife, Jackie Chancey, by Warranty Deed dated August 14, 2006, recorded August 17, 2006, in Instrument No. 20060817-0101614, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to John P. Taylor from Timothy Steven Smith and wife, Leah Marie Layhew, by Quitclaim Deed dated May 2, 2011, recorded May 6, 2011, in Instrument No. 20110506-0035094, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 1939 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 26th day of January, 2023

John P. Taylor

STATE OF FLORIDA
COUNTY OF BROWARD

On this 26th day of January, 2023, before me personally appeared John P. Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of January, 2023.

Notary Signature
My commission expires:

Notary Public State of Florida
Zalikha Mohammed Hosein
My Commission GG 975268
Expires 07/04/2024

Jan 26th 2023

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Kim Bennett, 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 January 30, 2023.

Kim Bennett
Affiant Signature

1/30/2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of January, 2023.

Notary's Signature

My Commission Expires: 10/20/2026

Notary's Seal

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

File No. HK-22-1939