Karen Johnson Davidson County
Batch# 971338 DEEDWARR
02/15/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $4,218.00
20230215-0011096

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5648

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of February, 2023

Notary Public

Commission Expires: 11-21-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Farber and Ryan Farber 4915 Roselawn Circle Nashville, TN 37215	Same	145-03-0-035.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Ernest Keith Smith and Delaney Royer Smith, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Huntsman Farber and Ryan Andrew Farber, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Roselawn Estates, as of record in Book 2900, Page 86, Register's Office for said County as follows:

Beginning in the West margin of Roselawn Circle at the corner of Lots Nos. 3 and 4; thence West along the line of said lots, 232.4 feet to a point in the East line of Lot No. 1; thence South along the line of Lots Nos. 1 and 4, 100 feet; thence East 18.4 feet to a monument, an inner corner of Lot No. 4; thence South along the line of Lot No. 4, 100 feet to a corner of Lots 4 and 5; thence East with the line of said lots, 222.8 feet to the West margin of Roselawn Circle; thence North with said Circle 200 feet to the beginning.

Tract II: Beginning at a point in the Westerly boundary of Roselawn Estates, Subdivision, a Plan of which is of record in Book 2900, Page 86, Register's Office of Davidson County, Tennessee, said point being 375 feet South on a line South 3 Degrees 8 Minutes West from the Southerly margin of Tyne Boulevard; thence in an Easterly direction on a straight line for a distance of 145.5 feet to the point of the Southwest corner of Lot No. 3 as shown on said plan, thence in a Southerly direction a distance of 100 feet to a point, thence North 86 Degrees 30 Minutes West 145 feet to a concrete monument, thence North 3 Degrees 8 Minutes West 100 feet to the point of beginning.

Being the same property conveyed to Edwin W. Smith, Jr., and wife, Mary J. Smith, by Warranty Deed from Estes-Taylor Company, Inc., of record in Book 3134, Page 235, Register's Office for Davidson County, Tennessee, dated October 7, 1960 and recorded on October 7, 1960.

Said Edwin W. Smith, Jr., became deceased July 17, 2002, vesting Mary J. Smith as surviving tenant.

Being the same property conveyed to Angela Smith Stinson, as Trustee of the Mary Jo Smith Dynasty Trust dated December 23, 2012, by Quitclaim Deed from Mary J. Smith of record in Instrument No. 20130107-0001969, Register's Office for Davidson County, Tennessee, dated December 23, 2012 and recorded on January 07, 2013.

Being the same property conveyed to Ernest Owens Smith, as Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012, by Quitclaim Deed from Angela Smith Stinson, Trustee, of the Mary Jo Smith Dynasty Trust dated December 23, 2012, of record in Instrument No. 20191014-0104957, Register's Office for Davidson County, Tennessee, dated October 09, 2019 and recorded on October 14, 2019.

Being the same property conveyed to Ernest Keith Smith and Delaney Royer Smith, husband and wife, by Quitclaim Deed from Ernest Owens Smith, as Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012, of record in Instrument No. 20191022-0108162, Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 22, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4915 Roselawn Circle, Nashville, TN 37215

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 so 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.

Dated this the 15th day of February, 2023.

Ernest Keith Smith

Delaney Royer Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of February, 2023, before me personally appeared Ernest Keith Smith and Delaney Royer Smith, 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 15th day of February, 2023.

Notary Signature
My commission expires: 5·23·23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 February 15, 2023.

J. Carlton Drumwright

February 15, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on February 15, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY