WARRANTY DEED

Karen Johnson Davidson County
Batch# 982209 DEEDWARR
03/20/2023 08:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20230320-0019621

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Keith Nallen and Maria Eugenia Cornejo-Nallen	Nth Jones	Parcel ID: 014 00 0 114.00
(NAME)	(NAME)	
3480 Binkley Rd	6635 North Oshkosh	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Chicago IL 60631	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Angela Smith Moore, a married woman and Christopher M. Smith, an unmarried man and Hayley Bryant, a married woman and William Trevor Smith, an** Unmarried **man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Keith Nallen and Maria Eugenia Cornejo-Nallen, husband and wife**, 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:

Land in Davidson County, Tennessee, Beginning at a concrete monument in the Northern right of way of Binkley road, being the S. E. corner of Garfield Newman land, and said monument being located 2860 feet East of Bidwell road; thence with the E. line of said Newman land N. 14° 29' 57" E. 446 feet to an iron pin, N. E. corner of said Newman land; thence S. 68° 27' 16" E. 221 feet to an iron pin, the N. W. Corner of Eddie Binkley land; thence with W. line of Eddie Binkley's land, S. 14° 30' 31" W. 435.80 feet to a concrete monument on North margin of right of way of Binkley Road; thence with Northern right of way of Binkley road, N. 73° W. 100 feet and N. 69° 30' W, 120.01 feet to the beginning, according to survey of Thomas H. Alley, surveyor, License No. 922, made November 15, 1985.

NOTE for information purposes only: prior deed references subject property to contain 2.228 acres, more or less.

Being the same property conveyed to Everette M. Smith, unmarried man from Neal Davis and wife, Claudia Elaine Davis by Warranty Deed dated March 28, 2014 and recorded on April 8, 2014 in Instrument No. 20140408-0029365 , Register's Office for Davidson County, Tennessee. The said Everette M. Smith having since died on November 8, 2021, intestate, leaving Angela Smith Moore, Christopher M. Smith, Hayley Bryan, and William Trevor Smith, as his heirs at law. See Affidavits of Heirship recorded contemporaneously herewith in Instrument No. 202303200019616, Instrument No. 202303200019617 and Instrument No. 202303200019618 202303200019619, in the Register's Office for Davidson County, Tennessee. The decedent's estate having been administered in the Probate Court for Davidson County, Tennessee, Docket No. 22P7. 202303200019620

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3480 Binkley Rd , Joelton, TN 37080

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 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.

Witness our hands this 15th day of March, 2023

Angela Smith Moore

Angela Smith Moore

Christopher M. Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Angela Smith Moore and Christopher M. Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of March, 2023.

Notary Public
My Commission Expires:

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/23/2025
RUTHERFORD COUNTY

Hayley Bryant

Hayley Bryant

William Trevor Smith

STATE OF TENNESSEE

COUNTY OF ~~RUTHERFORD~~ Cheatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hayley Bryant, and ~~William Trevor Smith,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2023.

Notary Public
My Commission Expires:

(SEAL)

My Commission Expires
August 13, 2025

TRISTA LEE BAIRD
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Hayley Bryant

William Trevor Smith

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hayley Bryant, and William Trevor Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of March, 2023.

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05-22-2024
MAURY COUNTY

Notary Public
My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Joshua A. Terry, 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 3/14/2023 & 3/15/2023.

Affiant Signature

3/17/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON