Send Tax Bills To:
Ngozi S. Rollins
606 Ronnie Road
Madison, TN 37115

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Ngozi S. Rollins
606 Ronnie Road
Madison, TN 37115

Map & Parcel No: 042-11-0-059.01

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 982653 DEEDWARR
03/20/2023 03:32:15 PM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20230320-0020097

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED TEN THOUSAND AND 00/100 ($510,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Pamela S. Smith, Surviving Tenant by the Entirety,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ngozi Rollins and Spencer Rollins, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey by Harvey Gee dated March 22, 1962, as follows:

Beginning in the east margin of Ronnie Road as shown on the Plan of Haven Acres, Section I, of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee; said point being North 3 degrees 30' East 160.38 feet from a concrete monument at the beginning of a curve leading into Diana Drive; thence with said Road, North 3 degrees 30' East 192 feet to an iron pin; thence leaving said Road, South 86 degrees 30' East 230 feet to an iron pin; thence South 13 degrees 50' West 195.16 feet to an iron pin that is 205.38 feet north of the north margin of Diana Drive, extended; thence North 86 degrees 30' West 195 feet to the beginning.

Being the same property conveyed to Philip E. Smith and wife, Pamela S. Smith by Warranty deed from Carter A. Howard and wife, Pamela C. Howard of record in Instrument No. 20021230-0161876 Register's Office for Davidson County, Tennessee, dated December 20, 2002 and recorded on December 30, 2002.

Philip Evans Smith died intestate September 4, 2022, leaving Pamela S. Smith as the surviving tenant by the entirety. The estate of Philip Evans Smith being administered through Probate Court for Davidson County, Tennessee, Docket No. 22P1673.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of March, 2023 .

Pamela S. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15th day of March, 2023, before me personally appeared Pamela S. 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 March, 2023.

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $510,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 15th day of March, 2023.

April G. Nichols
State of Tennessee Notary Public
Williamson County

Notary Signature
My commission expires: 10-24-2023