Karen Johnson Davidson County
Batch# 982862 DEEDWARR
03/21/2023 11:58:30 AM 6 pgs
Fees: $33.00 Taxes: $2,109.00
20230321-0020374

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $570,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2023. Notary Public My commission expires: 5/20/2025

NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 5/20/2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
William M. Smith and Alison Smith 41 Jones Circle Old Hickory, TN 37138	c/o Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville TN 37923	04407000800

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **MARY COOPER**, unmarried woman ("Grantor"), has

bargained and sold, and by these presents does sell, transfer, and convey unto **WILLIAM M. SMITH** and **ALISON SMITH**, husband and wife (collectively, "Grantees"), their heirs, and their assigns, effective as of this 3rd day of March, 2023 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

SITUATE IN THE CITY OF NASHVILLE, THE 11TH COUNCIL DISTRICT OF DAVIDSON COUNTY AND THE STATE OF TENNESSEE AND BEING PART OF LOT 17 OF THE RIVER VISTA SUBDIVISION, AS RECORDED IN BOOK 1424, PAGE 118, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ("R.O.D.C."), IN THE NAME OF MARY COOPER, AS RECORDED IN DB-20201030-0127005, R.O.D.C., AS CORRECTED IN SA-20201215-0147982, R.O.D.C., AND IN SA-20230119-0004417, R.O.D.C., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON PIN WITHOUT CAP ON THE SOUTHEASTERLY CORNER OF PART OF LOT 18 OF THE SAID RIVER VISTA SUBDIVISION IN THE NAME OF DEBORAH LYNN & TERRY STINSON, AS RECORDED IN QC-20110825-0065708, R.O.D.C., ON THE NORTHERLY RIGHT-OF-WAY LINE OF JONES CIRCLE;

THENCE ALONG EASTERLY LINE OF SAID STINSON LANDS, AND IN PART THE EASTERLY LINE OF PART OF LOT 18 OF THE SAID RIVER VISTA SUBDIVISION IN THE NAME OF BRADLEY & AMY BIRD, AS RECORDED IN DB-20200302-0023231, R.O.D.C., NORTH 34°36'06" WEST, A DISTANCE OF 342.50 FEET TO A FOUND 1/2" IRON PIN (WITHOUT CAP) ON THE SOUTHWESTERLY CORNER OF LOT 1 OF THE 43B JONES CIRCLE SUBDIVISION, AS RECORDED IN PL-20201223-0153255, R.O.D.C., IN THE NAME OF CHARLES & MACY PRUETT, AS RECORDED IN DB-20220217-0018669, R.O.D.C.;

THENCE ALONG SOUTHERLY LINE OF SAID LOT 1, NORTH 66°56'42" EAST, A DISTANCE OF 186.15 FEET TO A SET 5/8" IRON PIN AND CAP ON THE NORTHWESTERLY CORNER OF THE OPEN SPACE OF SAID 43B JONES CIRCLE SUBDIVISION;

THENCE ALONG WESTERLY LINE OF SAID OPEN SPACE LOT, SOUTH 17°16'30" EAST, A DISTANCE OF 346.13 FEET TO A SET 5/8" IRON PIN AND CAP ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF JONES CIRCLE;

THENCE 83.92 FEET ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 185.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING SOUTH 73°01'03" WEST, A DISTANCE OF 83.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.0415 ACRES (45,369 SQ. FT.) OF LAND AND BEING SUBJECT TO ALL OTHER EASEMENTS, ENCUMBRANCES, RIGHTS, RESERVATIONS OR MATTERS OF TITLE THAT MAY AFFECT THE SUBJECT PARCEL.

NORTH AND BEARING SYSTEM BASED UPON THE TENNESSEE STATE PLANE COORDINATED SYSTEM, NAD83 AND REFERENCED TO THE T.D.O.T. – G.N.S.S. NETWORK AND COLLECTED UTILIZING A SPECTRA SP80 RECEIVER DURING A FIELD SURVEY CONDUCTED BY B A LAND PROFESSIONALS, LLC. ON AUGUST 27, 2020.

ALL MONUMENTS CALLED TO BE SET ARE 5/8" X 24" REBAR WITH YELLOW PLASTIC IDENTIFICATION CAPS STAMPED "B A LAND PROFESSIONALS". THIS SURVEY AND DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF DONOVAN P. BENSON, TENNESSEE RLS #3046.

BEING THE SAME PROPERTY CONVEYED TO MARY COOPER, UNMARRIED WOMAN, BY DEED FROM HAZEL A. SPRAGUE, UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20201030-0127005, R.O.D.C., AS CORRECTED IN SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20201215-0147982, R.O.D.C., AND IN SCRIVENER'S AFFIDAVIT OF RECORD IN 20230119-0004417, R.O.D.C.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantees;

2. Matters shown on the Plan of record in Book 1424, page 118, Register's Office for Davidson County, Tennessee;

3. Rights-of-ways and easements contained in instruments of record in Book 626, page 556, Register's Office for Davidson County, Tennessee, in Book 662, page 743, Register's Office for Davidson County, Tennessee, and in Book 735, page 417, Register's Office for Davidson County, Tennessee; and

4. Rights-of-ways and easements contained in instrument of record in Book 576, page 664, Register's Office for Davidson County, Tennessee.

This is property known as 41 Jones Circle, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantees, their heirs, and their assigns, forever; and Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, her heirs, and her assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, and their assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

Mary Cooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY COOPER**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of March, 2023.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 8 2023

897318.1/020221268

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 March '23 (date of document).

Affiant Signature

3/3/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

