Karen Johnson Davidson County
Batch# 986559 DEEDWARR
03/30/2023 09 43 21 AM 2 pgs
Fees $13 00 Taxes $3,533 50
20230330-0023083

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Prepared [illegible]
Record and Return T[illegible]
Chapman and Rosenthal Title, [illegible]
10 Burton Hills Blvd, Suite [illegible]
Nashville [illegible]

Ivey Title, LLC Ref: (DW) Title No · 63050
Dav. Co File. Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert B Jackson, Jr. 108 Lafayette Court, Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13001007200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$955,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mr. and Mrs Smith Rentals, LLC a Tennessee Limited Liability Company**, a corporation, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert B. Jackson, Jr., an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. To Wit

Land in Davidson County, Tennessee, being Lot No. 35 and 36 of Block 3 on the Plan of The Courts of Belle Meade of record in Book 547, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Mr and Mrs. Smith Rentals, LLC, a Tennessee limited liability company, by Warranty Deed from William Douglass and Amber Douglass, husband and wife, dated August 18, 2020 and recorded on September 4, 2020 of record in Instrument No 20200904-0101220, Register's Office for Davidson County, Tennessee

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2023, and subsequent years, All Matters shown on the Plan of record in Book 547, page 141, said Register's Office Agreement for water tap of record in Book 775, page 15, said Register's Office

This is improved property, known as 108 Lafayette Court, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the

lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 29th day of March, 2023

Mr. and Mrs. Smith Rentals, LLC, a Tennessee limited liability company

By: Arthur H. Smith III
Arthur H. Smith, III, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Arthur H. Smith, III** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** (or other officer authorized to execute this instrument) of **Mr. and Mrs Smith Rentals, LLC a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 29th day of March, 2023.

My Commission Expires _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $955,000 00.

Affiant

Sworn and subscribed before me this 29th day of March, 2023.

Notary

My Commission Expires _____

ASHLEY SCHAF NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR