Karen Johnson Davidson County
Batch# 987282 DEEDWARR
03/31/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230331-0023521

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/5/26

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Tate and Anterio Tate	New Owners	
(NAME)	(NAME)	059-05-0-199.00
4158 Farmview Dr.	4158 Farmview Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James H. Smith, Jr. and wife, Rosaline L. Smith**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwight Tate, a single man, and Anterio Tate, a single man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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, being Lot No. 204 on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County.

Said Lot No. 204 fronts 80.0 feet on the northerly side of Farmview Drive, and extends back between lines, measuring 150.0 feet on the easterly line and 164.8 feet on the westerly line, to a line in the rear on which it measures 81.4 feet thereon.

Being the same property conveyed to James H. Smith, Jr and wife, Rosaline L. Smith by Warranty deed from O.Z.Gillespie and wife, Juanita Gillespie of record in Book 5362, page 264, Register's Office for Davidson County, Tennessee, dated November 9, 1978 and recorded on November 9, 1978 . (Value or consideration shown in aforementioned deed $39,950.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 4158 Farmview Dr Nashville, TN 37218 (unimproved: _)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of March, 2023.

James H. Smith Jr.
James H. Smith, Jr.

Rosaline L. Smith
Rosaline L. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James H. Smith, Jr. and Rosaline L. Smith,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2023.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/7/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 March 30, 2023.

Affiant Signature

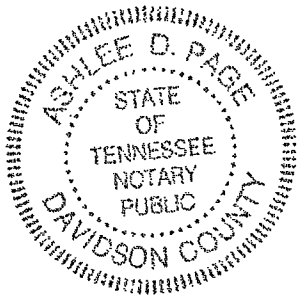
3/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/07/2026