Karen Johnson Davidson County
Batch# 987868 DEEDWARR
04/03/2023 02:25:30 PM 2 pgs
Fees: $13.00 Taxes: $7,951.30
20230403-0024089

20231091R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $2,149,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of April, 2023. Notary Public My commission expires: 2/19/24.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Andrew Sartoris and Stacy Sartoris	Same as the	**131-01-0-039.00**
2324 Castleman Drive	new owner.	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Todd M. Smith and Stephanie Smith, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Sartoris and Stacy Sartoris ,Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Addition to Lindawood of record in Plat Book 2854, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd M. Smith and Stephanie Smith, husband and wife by Warranty Deed from Alan J. Willett, unmarried, of record in Instrument No. 20150925-0097784, Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on September 25, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 2324 Castleman Drive, Nashville, TN 37215.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 3rd day of April, 2023:

Stephanie Smith
Stephanie Smith

Todd M. Smith
Todd M. Smith

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Stephanie Smith and Todd M. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 3rd day of April, 2023.

My Commission Expires: 5/18/24

Notary Public



I Lisa Allard, 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 April 3, 2023.

Lisa Allard, Affiant April 3, 2023



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this April 3, 2023.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024