NEW OWNER:
Samuel Meyer and Emma Keathley
1501 Market Square
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-132

MAP & PARCEL
086 07 0 154.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 988167 DEEDWARR
04/04/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.13
20230404-0024496

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($384,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **William T. Smith and Michelle L. Smith, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Samuel David Meyer, unmarried man, and Emma Nicole Keathley, unmarried woman** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

The following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 222, Phase V-B, Revised, Jackson's Retreat, as shown on the plat of the same of record in Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to William T. Smith and Michelle L. Smith, husband and wife by Warranty Deed from Dorothy M. Goot f/k/a Dorothy M. Bush of record in Instrument Number 20210406-0044933 in the Register's Office for Davidson County, Tennessee, dated March 31, 2021 and recorded on April 6, 2021.

Being also known as 1501 Market Square, Hermitage, TN 37076

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 3rd day of April, 2023.

William T. Smith

Michelle L. Smith

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, William T. Smith and Michelle L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of April, 2023.

NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **384,900.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 06-28-25

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

