This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or greater is $415,000 00

Affiant

Karen Johnson Davidson County
Batch# 990849 DEEDWARR
04/12/2023 10 48 04 AM 2 pgs
Fees $13 00 Taxes $1,535 50
20230412-0026766

Subscribed and sworn b
11th day of April, 2023

Notary Public
My commission expires 9-6-26

DIANA K GALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Floren W Menchaca and Rilla J Menchaca 248 Stoners Glen Ct Nashville, TN 37076	Primis Mortgage Company 1001 Military Cutoff Rd Ste 350 Wilmington, NC 28405-0005	075-15-0A 248 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FAYE CARTER SMITH, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FLOREN W MENCHACA AND SPOUSE, RILLA J MENCHACA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot/Unit No 248, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444, and corrected in Instrument 20020319-0034160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Faye Carter Smith, unmarried, by deed dated 06/10/2002, from Frank Batson Homes, Inc , of record in Instiument No 20020612-0071779, Register's Office for said County

Faye Carter Smith and Betty Faye C Smith are one in the same person

This instrument is executed by Patricia Joy Roark as Attorney-in-Fact for Faye Carter Smith, which Power of Attorney is recorded in Instrument No 20230411-0026511 , Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 248 Stoners Glen Ct, Nashville, TN 37076

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, successors and/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th day of April, 2023

Betty Faye Carter Smith by Patricia Joy Roark, her attorney in fact

Faye Carter Smith
BY Patricia Joy Roark as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 11th day of April, 2023, before me, the undersigned Notary Public in and for said County and State, personally appeared Patricia Joy Roark with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patricia Joy Roark by Durable POWER OF ATTORNEY dated 03/11/2023, and who acknowledged that he executed the same as the free act and deed of Patricia Joy Roark

Witness my hand and official seal this 11th day of April, 2023

My commission expires

9-7-26

Notary Public

