Karen Johnson Davidson County
Batch# 994588 DEEDWARR
04/20/2023 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,433.75
20230420-0029224

This instrument prepared by:
Momentum Title, LLC
630 West Burton Street
Murfreesboro, TN 37130
File Number: 3-1099-KP

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $387,500.00.

Affiant
Subscribed and sworn to before me, this the 19th day of April, 2023.

Notary Public
My Commission Expires: 5.9.26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Chad Jacobs 253 Cedarcreek Drive Nashville, TN 37211	New Owner	173-01-0-025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vernella Smith, a widower**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Chad Jacobs**, _____, hereinafter called the Grantee(s), 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. 104 on the Plan of Cedarwood Estates, Section 2, as of record in Plat Book 4860, page 58, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry King Smith Jr. and wife, Vernella Smith by Warranty Deed from John H. Otey, Jr. and wife, Bettye G. Otey of record as Instrument No. F31794 (book) 5442 / (page) 439 in the Register's Office for Davidson County, Tennessee, dated May 22, 1979 and recorded on May 30, 1979. Henry King Smith Jr. departed this life on January 21, 2021 leaving Vernella Smith sole tenant by the entirety.

This Instrument executed on behalf of Vernella Smith ("Principal") by Henry K. Smith, III pursuant to the Power of Attorney of record in Instrument Number 20230419-0028819, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **253 Cedarcreek Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2023.

GRANTOR:

Vernella Smith by Henry K. Smith, III, Attorney-In-Fact
Vernella Smith by Henry K. Smith, III, her Attorney-In-Fact

STATE OF NEVADA
COUNTY OF CLARK

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Henry K. Smith, III the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Vernella Smith ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this ~~19th~~ 18th day of April, 2023.

Joshua L Carlos
Notary Public
My Commission expires: 6/4/2023

JOSHUA L CARLOS
Notary Public-State of Nevada
Appointment No. 19-2559-1
My Appointment Expires 06-04-2023

EXHIBIT "A"
TO Warranty Deed
From: Vernella Smith
To: Chad Jacobs

STATE OF NEVADA
COUNTY OF CLARK

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this ~~19th~~ 18th day of April, 2023.

Notary Public
My Commission Expires: 6/4/2023

JOSHUA L CARLOS
Notary Public-State of Nevada
Appointment No. 19-2559-1
My Appointment Expires 06-04-2023

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-18-23.

Affiant Signature

4-18-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18 day of April, 2023.

Notary Signature

My Commission Expires: 05/09/2026

