Karen Johnson Davidson County
Batch# 1022314 DEEDWARR
07/03/2023 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230703-0050884

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $380,000

Affiant Signature

Subscribed and sworn to before me on this the 30 Day of June, 2023.

Notary Public

My Commission expires 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Grady W. Smith
1609 Robards Way
Hermitage TN 37076-3321

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 08607018900

WARRANTY DEED

Tax ID#: 08607018900

Effective the 30 Day of June, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

EMILEAH JILL STEWARD, Unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GRADY W. SMITH, Unmarried Man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN DOCUMENT NUMBER 20041104-1033212 AND IS DESCRIBED AS FOLLOWS:

LOT NO. 257 ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN OF JACKSON'S RETREAT, PHASE V-B, REVISED OF RECORD IN BOOK 6250, PAGE 905, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 257 FRONTS 69.72 FEET ON THE NORTHEASTERLY MARGIN OF ROBARDS WAY AND EXTENDS BACK 130 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 6577 FEET THEREON.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

Being the same property as conveyed to Emileah Jill Stewart, Unmarried by Quitclaim Deed from Michael Lee Stewart dated 09/27/2022 recorded 12/27/2022 in Document Number 20221227-0132356, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM EMILEAH JILL STEWART AND WIFE MICHAEL LEE STEWART TO EMILEAH JILL STEWART AND MICHAEL LEE STEWART, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY BY QUITCLAIM DEED, RECORDED ON MAY 3, 2013, IN DOCUMENT

NUMBER 20130503-0044993, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID DEED BEING RECORDED TO CORRECT MARITAL STATUS ON TITLE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED DATED OCTOBER 29, 2004 FROM DAVID L'HEUREUX AND SYBIL L'HEUREUX OF RECORD IN DOCUMENT NUMBER 20041104-0133212 OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is an improved property commonly known as: 1609 Robards Way, Hermitage, TN 37076-3321

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30th day of June, 2023.

Emileah Jill Stewart

Emileah Jill Stewart

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Emileah Jill Stewart**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30 day of June, 2023.

Notary Public

My commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/30/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 6/30/23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM