Karen Johnson Davidson County
Batch# 1023044 DEEDWARR
07/06/2023 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,959.00
20230706-0051567

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,070,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ 3rd day of ~~June~~ July 2023

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melissa Smithson and Robert Smithson	Bell Bank	14503003300
(NAME)	(NAME)	
4901 Roselawn Circle	5500 Wayzata Blvd. Ste. 170	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Minneapolis, MN 55416	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cris L. Lacy, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Melissa Smithson and Robert Smithson, wife and husband,** hereinafter called the GRANTEES, 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. 2 on the Plan of Roselawn Estates of record in Plat Book 2900, Page 86, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cris L. Lacy, an unmarried woman by deed dated May 28, 2010 from Shaun A. Shankel and Erin C. Shankel, husband and wife of record in Instrument No. 20100603-0043200, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4901 Roselawn Circle, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 29th day of June, 2023.

Cris L. Lacy

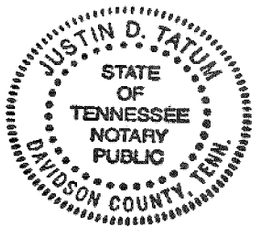
State of Tennessee
County of Davidson

On this 29th day of June, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Cris L. Lacy, the within named bargainor 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 and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 29th day of June, 2023.

Notary Public Justin D. Tatum
My Commission Expires: September 07, 2026

File No.: 23-Smithson



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 6, 2023 (date of document).

Affiant Signature

July 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023