Prepared by:
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

39-B
File #23-1151

Karen Johnson Davidson County
Batch# 1035167 DEEDWARR
08/07/2023 10:09 12 AM 2 pgs
Fees $13 00 Taxes $4,144 00

20230807-0060839

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas A. Bell and Linda D. Bell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry H. Smith and Caroline B. Smith, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot(s) 43 as shown on map entitled Phases II, III and IV of Hemmingwood, of record in Plat Book 6900, Page 7 and 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Douglas A. Bell and Linda D. Bell, husband and wife by Warranty Deed from Robert Kennedy Elkins, as Executor of the Estate of Bobby S. Elkins of record in Instrument No. 20170306-0021645 Register's Office for Davidson County, Tennessee, dated March 3, 2017 and recorded on March 6, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5509 Hearthstone Lane, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Larry H. Smith **5509 Hearthstone Lane** **Brentwood, TN 37027**	New Owner	**160-11-0A-043.00**

WITNESS THE EXECUTION HEREOF this 26th day of July, 2023.

Douglas A. Bell

Linda D. Bell

State of Tennessee)
County of Davidson)

On this 26th day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Douglas A. Bell and Linda D Bell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,120,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of July, 2023.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025