THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37812-08-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON. The actual consideration or value, whichever is greater, for this transfer is: $1,290,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2023. Notary Public My Commission Expires: 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Clay Hamilton Smith 106 Lasalle Court Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No 13002001700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Clay Crawford and Darcey Crawford, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Clay Hamilton Smith, unmarried man** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 106 Lasalle Court, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1045552 DEEDWARR
09/01/2023 12 18 39 PM 3 pgs
Fees $18 00 Taxes $4,773 00

20230901-0068832

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of August, 2023

James Clay Crawford by Gerald G. Patterson, Atty-In-Fact

James Clay Crawford by Gerald G. Patterson,
his attorney-in-fact

Darcey Crawford by Gerald G. Patterson, Atty-In-Fact

Darcey Crawford by Gerald G. Patterson,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for James Clay Crawford, and he is authorized by James Clay Crawford to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of August, 2023.

Notary Public

My Commission Expires.

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Darcey Crawford, and he is authorized by Darcey Crawford to execute this instrument on her behalf.

Witness my hand, at office, this 31st day of August, 2023

Notary Public

My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 38 & 39, Block 4 on the Plan of The Courts of Bellemeade, of record in Plat Book 547, Page 141, 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 James Clay Crawford and Darcey Crawford, Husband and Wife, by Warranty Deed from Seth Stewart and Elizabeth Stewart, Husband and Wife, of record in Instrument No. 20150120-0005415, in the Register's Office of Davidson County, Tennessee, dated January 16, 2015 and recorded on January 20, 2015.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13002001700.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Courts of Bellemeade, as recorded in Plat Book 547, Page(s) 141.